

EXHIBIT NO. 1

City of Alexandria, Virginia

9
6-12-01

MEMORANDUM

DATE: MAY 31, 2001

TO: THE HONORABLE MAYOR AND MEMBERS OF CITY COUNCIL

FROM: PHILIP SUNDERLAND, CITY MANAGER *ps*

SUBJECT: CONSIDERATION OF THE ONE-YEAR ACTION PLAN FOR HOUSING AND COMMUNITY DEVELOPMENT FOR THE CITY'S FY 2002

ISSUE: City Council consideration of the City's One-Year Action Plan for Housing and Community Development for FY 2002 (Attachment I).

RECOMMENDATION: That the City Council:

1. Approve the One-Year Action Plan for Housing and Community Development for FY 2002, which includes the City's application for Federal Fiscal Year 2001 funding for \$1,243,000 in Community Development Block Grant (CDBG) monies and \$672,000 in Home Investment Partnerships Program (HOME) monies; and
2. Amend the Community Development Block Grant portion of the City's approved FY 2002 Operating Budget to reflect the budget shown in Table B of the Action Plan.
3. Authorize the transfer of \$20,000 in currently available monies from the Home Rehabilitation Loan Program to fund the renovation of This Way House and to establish the carryover budget reflected in the Action Plan.
4. Authorize the transfer of FY 2002 program income from the Business Assistance Loan Program, upon receipt, to the Home Rehabilitation Loan Program, where these monies are reflected in the Action Plan.

BACKGROUND: The One-Year Action Plan for Housing and Community Development has been prepared in accordance with regulations set forth by the U.S. Department of Housing and Urban Development (HUD). These regulations require that participants in certain HUD programs, including but not limited to the Community Development Block Grant (CDBG) and Home Investment Partnerships (HOME) programs, develop and submit a one-year update to their five-year strategic Consolidated Plan for Housing and Community Development. The City's current Consolidated Plan, which defines the City's strategy for addressing housing and community development needs from 2000 through 2005, was approved by Council on May 23, 2000. Additional information on the Action Plan is contained in the docket item for the May 12 public hearing (Attachment II).

DISCUSSION: The One-Year Action Plan was distributed for public review on April 20. The City Council public hearing on this item was held on May 12, at which time one speaker expressed her desire that the City make plans now to address the scheduled expiration, in 2005, of the recently-renewed Section 8 contract at Foxchase. In addition, one written comment related to the provision of housing and services for the homeless was received from the City's Homeless Services Coordinating Committee. The revised draft Action Plan now includes a summary of the public comments received at the May 12 hearing, as well as a previous hearing held by City staff on February 15, 2001.

The Community Development Block Grant (CDBG) budget in the Action Plan differs in some ways from the CDBG budget included in the City's approved FY 2002 Operating Budget, and staff recommends that the CDBG portion of the FY 2002 budget be amended to reflect the CDBG budget as contained in the Action Plan. The differences are as follows:

1. The City's CDBG formula allocation was revised by HUD from \$1,245,000 to \$1,243,000.
2. The Rental Accessibility Modification Program (RAMP), included as part of the Home Rehabilitation Loan Program in the approved FY 2002 budget, is now reflected as a separate activity, with a budget of \$115,363 in FY 2002 monies.
3. Funding for the Business Assistance Loan Program (FY 2002 monies included \$1,365 in new grant and \$10,516¹ in new program income) has been eliminated due to lack of program applications, as noted in the public hearing docket item and discussed at the public hearing.
4. All adjustments necessary to accommodate items 1 - 3 have been made in the Home Rehabilitation Loan Program.

In addition, pursuant to Council actions on March 13, 2001, the CDBG budget now reflects the use of carryover (pre-FY 2002) monies for the renovation of the Boys' and Girls' Club (\$148,954) and the RAMP program. Approval of the Action Plan will also establish a budget of \$20,000 in carryover monies to fund the renovation of This Way House, as described on Page 28 of the Action Plan, in support of an application received pursuant to the City's request for funding applications.

FISCAL IMPACT: Application for a total of \$1,915,000 in new federal funding to the City for FY 2002, consisting of \$1,243,000 in CDBG funds and \$672,000 in HOME Program funds.

STAFF:

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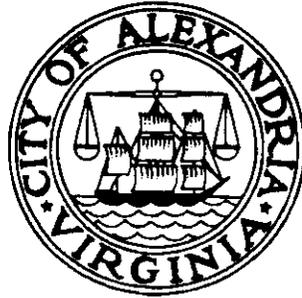
ATTACHMENTS:

- I. One-Year Action Plan for Housing and Community Development for FY 2002
- II. Docket Item cover memo from May 12, 2001 Action Plan public hearing

¹ Revised projection of program income from BALP loans is \$16,783, now included in Home Rehabilitation Loan Program budget.

City of Alexandria, Virginia

**CONSOLIDATED PLAN FOR HOUSING
AND COMMUNITY DEVELOPMENT**



**REVISED DRAFT
One-Year Action Plan
July 1, 2001- June 30, 2002**

ALEXANDRIA CITY COUNCIL

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- APPENDIX I:** **Federal Application and Certification Forms, Listing of FY2002 Proposed
Projects, FY2002 CDBG and HOME Budgets**
- APPENDIX II:** **Summary of Citizen Comments (To be included in Final Action Plan)**
- APPENDIX III:** **Alexandria Maps**

CITY OF ALEXANDRIA FY2002 ACTION PLAN

■ Introduction

The City of Alexandria's One-Year Action Plan for the period July 1, 2001 to June 30, 2002 reflects the strategies, priorities and objectives for the second year of the City's 2000-2005 Consolidated Plan for Housing and Community Development.

The One-Year Action Plan consists of several sections:

- ▶ Section I, "Summary of the 2000-2005 Consolidated Plan for Housing and Community Development," provides a brief synopsis of the City's most recent Consolidated Plan, including specific objectives for housing, human services, and community and economic development activities to be carried out during the Consolidated Plan period.
- ▶ Section II, "Planned Activities to be Undertaken," describes the City's priorities for FY2002, the second year of this Consolidated Plan term. Section II provides a brief description of the pertinent programs and services to be provided in the Alexandria community during FY2002, and an estimate of federal, state, local and private resources expected to be available and committed during the year. For FY2002, the City will continue to provide an array of services designed to work toward its highest priorities of increasing homeownership opportunities, fostering self-sufficiency, and providing its fair share of housing, health and human services relative to other jurisdictions in the region.
- ▶ Section III, "Other Activities to be Undertaken," describes the City's actions to address poverty, remove barriers to affordable housing, address the presence of lead-based paint in the community, and to provide a coordinated service delivery system to address the needs of low- and moderate-income persons.
- ▶ Appendix I serves as the City's application for Community Development Block Grant (CDBG) and Home Investment Partnership (HOME) program funds, and sets forth the City's proposed uses for \$1,293,000 in FFY2001 CDBG funds and \$672,000 in HOME Program funding.
- ▶ Appendix II provides a summary of the citizen input on the Action Plan received from the Alexandria community, and the City's responses to citizen questions and comments.
- ▶ Appendix III includes maps of the City which identify the general locations of public and assisted housing developments, emergency shelters, and special-needs housing facilities.

■ Action Plan Development Process

Citizen Participation Plan

As required by HUD, the City of Alexandria developed its current Citizen Participation Plan (CPC) in 1995. The purpose of the CPC is to ensure that Alexandria residents, particularly low-income persons and those living in the City's targeted revitalization areas, have an understanding of their role in the development, implementation and assessment of housing and community development activities, and participate in the formulation of the Consolidated Plan, annual Action Plans, program amendments and the annual Consolidated Annual Performance and Evaluation Report (CAPER). In order to disseminate information on housing and community development activities, the Office of Housing maintains a list of organizations whose membership or clientele may be affected by the Consolidated Plan and/or CDBG- and HOME-funded activities. The list includes the following types of organizations:

- ▶ City Boards and Commissions with an interest in housing issues or any of the special populations whose housing needs are addressed in the Consolidated Plan;
- ▶ Homeless shelter operators and service providers;
- ▶ Civic associations and other local organizations active in current and former CDBG target areas;
- ▶ City-wide and Potomac West area business and economic development organizations;
- ▶ Alexandria-based organizations representing or serving very low- and low-income persons throughout the City, or expressly concerned the addressing the housing and community development needs of such persons; and
- ▶ Other organizations and individuals who have requested to be included on the list.

Prior to adoption of the Consolidated Plan, annual Action Plans and the CAPER, the City makes available to the above organizations, public agencies and other interested parties information that includes the amount of CDBG and HOME assistance that the City anticipates and a description of housing and community development activities that may be undertaken with federal, state and local funds during the time period addressed by the Plan under consideration. A summary of this information is published in two newspapers with general circulation in the City, including one Spanish-language paper. The proposed Plan, amendment(s) or report is distributed to the above organizations, public agencies and interested parties, and is made available at Alexandria libraries and at the Office of Housing for public review. In accordance with federal requirements, the City provided the required 30-day period of time for citizen comments to be received on the Consolidated Plan, Action Plans, performance reports and amendments to programs funded through CDBG and HOME.

HUD's Consolidated Plan regulations include a requirement that the City conduct at least two public hearings per year to obtain citizen input. The hearings must be held at two different stages of the program year and together must address housing and community development needs, development of proposed activities, and a review of program performance. The City addresses this requirement by holding one hearing each fall prior to submission of the CAPER to HUD, and again in the spring when the draft Consolidated or Action Plan is made available for public comment. The fall hearing is conducted by City staff to allow citizen input on the City's prior-year performance under the CDBG and HOME programs and current housing, homeless and community development needs. The second of the two annual public hearings is held in the spring before Alexandria City Council at one of its

regularly-scheduled monthly public hearings. This hearing allows for public comment on the draft Consolidated or Action Plan, including the proposed activities for the upcoming grant year, prior to the Plan's finalization and submission to HUD.

In developing the FY2002 Action Plan, the City sponsored a hearing on housing and community development needs on February 15, 2001. The draft One-Year Action Plan was distributed for public review on April 20 and a second public hearing, held during the 30-day comment period, took place at the Alexandria City Council public hearing of May 12, 2001. The public comment period ended on May 21, 2001. Citizen input on the FY2002 Action Plan is included in Appendix II of the document.

The City provides no less than two weeks' notice to the public of the time, location and subject of these public hearings. As with other CDBG- and HOME-related notices, notice of the public hearings are published in two general-circulation newspapers in Alexandria, one English-language paper and one published in Spanish. If the City anticipates that a significant number of non-English-speaking residents reasonably can be expected to attend a public hearing, translation services will be made available. Public hearings are held in City facilities that are fully accessible to persons with mobility impairments, and requests from persons with other special needs, such as sign language interpreting, are accommodated whenever possible with advance notice.

Coordination with Public and Private Entities

The Office of Housing is the lead agency in the development of the City's Consolidated Plan, Action Plans and CAPER, and obtains information on programs and services from a variety of other public and private entities in Alexandria. Staff of the Office of Housing would like to express appreciation to the following entities who contributed information and input into the development of the FY2002 Action Plan:

- ▶ the Affordable Housing Advisory Committee;
- ▶ the Alexandria Commission on Persons with Disabilities;
- ▶ the Alexandria Economic Development Partnership;
- ▶ the Alexandria Health Department;
- ▶ the Alexandria Redevelopment and Housing Authority;
- ▶ the Commission on Aging;
- ▶ the Department of Human Services;
- ▶ the Department of Mental Health, Mental Retardation and Substance Abuse;
- ▶ the Department of Planning and Zoning;
- ▶ the Department of Recreation, Parks and Cultural Activities;
- ▶ the Department of Transportation and Environmental Services, and
- ▶ the Homeless Services Coordinating Committee.

Section I

Summary of the City of Alexandria 2000-2005 Consolidated Plan for Housing and Community Development

The Consolidated Plan is a requirement of the U.S. Department of Housing and Urban Development (HUD) as a condition of receiving funding under certain federal programs. The overall goal of the Consolidated Plan, as established by HUD and set forth in the regulations, is to facilitate and strengthen partnerships among all levels of government and the private sector to enable communities to provide decent housing, establish and maintain a suitable living environment, and expand economic opportunities, especially for low- and moderate-income persons.

The City's current Consolidated Plan was approved by City Council on May 23, 2000, and covers the time period from July 1, 2000 through June 30, 2005.

It should be noted that although this document is based on the City's 2000-2005 Consolidated Plan and reflects actions to be taken during FY2002 at addressing the priorities outlined in the Plan, the City is currently evaluating its housing policies, programs and services through the work of an Affordable Housing Task Force that began meeting in January 2001. The preliminary recommendations of the Task Force will be discussed at a Housing Summit on May 19, 2001, after which the Task Force will refine its recommendations and re-release them in the fall for City Council public hearing and consideration by the end of the year. Because formal Council action on the Task Force recommendations will not occur for several months, this Action Plan does not reflect proposed activities that the City Council has not had an opportunity to consider. For additional information on the Affordable Housing Task Force and its work, please see Section III.B., "Actions to Foster and Maintain Affordable Housing."

CONSOLIDATED PLAN SPECIFIC OBJECTIVES

The collaborating agencies and organizations listed in the Introduction also worked to develop the City's Consolidated Plan five-year strategic objectives. The City's housing, homeless, special needs, and non-housing community development objectives for 2000-2005 include the following:

Housing Programs and Services

Specific Objective 1: Using CDBG and HOME funds, provide no-interest rehabilitation loans to 75 to 100 households City-wide between 2000 and 2005.

Specific Objective 2: Using CDBG funds, bring about the removal of housing blight and other unsanitary conditions in Potomac East and Potomac West through the monitoring of a minimum of 18 properties annually, and the inclusion of additional blighted properties to the Blighting Influences List as needed.

Specific Objective 3: Using CDBG funds, investigate, counsel and conciliate an estimated 950

landlord-tenant complaints per year.

Specific Objective 4: Using CDBG, HOME and Housing Trust Fund monies, provide assistance to an estimated 100 low- and moderate-income and 140 VHDA-eligible first-time homebuyer households who live and/or work in the City of Alexandria to purchase homes in the City.

Specific Objective 5: Using CDBG funds to conduct fair housing testing, identify discriminatory rental housing and/or sales housing practices in the City of Alexandria through an estimated 100 tests per year.

Homeless Services

Specific Objective 1: Develop a 7-8 bed facility, or allocate 7-8 beds within an existing shelter or transitional housing facility, for difficult-to-serve chronically homeless persons who are also mentally ill, recovering from substance abuse, or dually-diagnosed.

Specific Objective 2: Identify additional public or private resources to add the equivalent of 1.5 mental health/substance abuse counselors to provide evening and weekend outreach to the homeless outreach and coverage at shelter facilities.

Specific Objective 3: Set aside six beds in existing facilities to provide long-term shelter and health services for homeless persons requiring on-going medical supervision, and develop resources to provide comprehensive health and supportive services for those persons

Specific Objective 4: Develop resources to provide transitional housing and comprehensive support services to an additional 131 individuals and 58 families who are homeless, formerly homeless and at risk of homelessness, over the five-year period of the Plan

Specific Objective 5: Establish partnerships with local public and private primary and specialty health care providers, in order to expand the availability of affordable health care services to the homeless, to include services during evening and weekend hours and at accessible locations and mobile facilities.

Services for Persons with Special Needs

For persons with mental illness, mental retardation, and/or substance abuse problems:

Specific Objective 1: Continue to provide an array of residential and supportive services to persons who are mentally ill, mentally retarded, and/or in recovery from substance abuse.

Specific Objective 2: Develop five new group homes with a total capacity of approximately 30 beds to provide permanent residential support services for persons who are mentally ill, mentally retarded, and/or in recovery from substance abuse.

Specific Objective 3: Provide 30 tenant-based rental vouchers (Section 8) to enable 30 or more persons with mental illness, substance abuse problems, or dual diagnoses to secure affordable, permanent, supportive housing within the City.

For elderly and frail elderly persons:

Specific Objective 1: Maintain or improve the physical and psychosocial functioning of an estimated 400 to 500 elderly and frail elderly Alexandrians per year, through continuing to provide an array of supportive services, including transportation, congregate and home-delivered meals, companion aid, operation of facilities such as senior centers, adult day healthcare facilities and the Alexandria Residential Care Home.

Specific Objective 2: Develop or support the development of an assisted living facility for elderly and/or disabled persons who are unable to live independently in the community.

Non-Housing Community Development Objectives

Specific Objective 1: Provide recreational and cultural programming to residents of the Potomac East and Potomac West Neighborhood Strategy Areas through the maintenance and operation of five recreation centers, each with an average daily attendance of 250 participants.

Specific Objective 2: Improve the infrastructure of the target areas through expenditure of an estimated \$34.2 million for streetscaping and paving, bridge repairs, sanitary and storm sewer maintenance and upgrades, and accessibility and other improvements to sidewalks and walkways.

Specific Objective 3: Address the health and welfare needs of low- and moderate-income Alexandrians, both in the target areas and citywide, through provision of a variety of programs and services, including income maintenance through the TANF and General Relief programs; nutrition programs such as Food Stamps and Women, Infants and Children (WIC); adoption, foster care and child protective services; services for at-risk youth and ex-offenders; employment search and training; childcare services; child health, immunization, dental and family planning clinics; primary medical care and treatment of communicable and sexually-transmitted diseases, and other similar programs/services.

Specific Objective 4: Administer and coordinate public transportation services for persons with disabilities through provision of an estimated 55,000 taxi and wheelchair-accessible van trips per year.

Specific Objective 5: Improve Alexandria's economy and create jobs in the target areas through a variety of economic development activities, including marketing the City to technology firms and major corporations interested in expansion/relocation; providing low-interest loans and technical assistance to small and micro businesses; continuing development and revitalization of the target areas, especially the Enterprise Zone and the northern Route 1 corridor; and supporting other economic development activities designed to increase job opportunities for low- and moderate-income Alexandrians.

Section II

Planned Activities to be Undertaken

As part of the Consolidated Plan, HUD requires that participating jurisdictions identify and prioritize local needs and objectives for housing and community development. HUD regulations require that the City establish priority levels for housing and homeless needs based upon whether the locality (the City or entities within the City) will be funding, seeking funding, or supporting other entities in seeking funding for specific types of activities (or specific groups or persons, in the case of housing needs). The priority levels indicated herein, therefore, do not necessarily reflect the need level that may exist in the community as determined by the City's analysis of Census data, existing and projected market conditions, and public input.

The priority levels for the housing and homeless needs are based upon the following HUD definitions:

- ▶ high priority - activities to address this need will be funded by the locality during the five year period.
- ▶ medium priority - if funds are available, activities to address this need may be funded by the locality during the five-year period. Also, the locality will take other actions to help other entities locate other sources of funds.
- ▶ low priority - the locality will not fund activities to address this need during the five-year period; however, the locality will consider certifications of consistency for other entities' applications for federal assistance.

To ensure consistency with HUD priority level definitions, a high priority level was assigned to those activities for which there exists a clear indication that funding will be allocated during the current five-year Consolidated Plan term. For activities where funding is uncertain due to fiscal constraints, competitive grant programs where allocations are unknown at this time, or other circumstances, a relative priority of medium or low is established based on the needs of the group to be served, and the likelihood of funding by the City (as opposed to other entities). It should be noted that the priority levels presented here are as approved in the 2000-2005 Consolidated Plan and may be changed in the future depending upon the final outcome of the Affordable Housing Task Force process. With respect to objectives, a primary strategy represents an activity that will be the principal tool for addressing a particular need. A secondary strategy represents an activity that will be supplementary to the primary strategy in addressing housing needs.

The income limits for the CDBG and HOME programs are based the on HUD-determined median family income for the Washington, D.C. metropolitan area, which is currently \$85,600 per year for a family of four. Table A on the following page provides the income limits in each income category (extremely low income, low income, moderate income, etc.). Beneficiaries of programs and services funded through the CDBG and HOME programs must meet these income limits.

**Table A
Income Limits**

2001 Median Income, Washington, D.C. Metropolitan Statistical Area (MSA): **\$85,600**

Consolidated Plan 2001 Income Limits

| Income Category | Number of Persons | | | | | | | |
|---|-------------------|----------|----------|----------|----------|----------|----------|----------|
| | 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 |
| Extremely Low (30% of median) | \$17,650 | \$20,150 | \$22,700 | \$25,200 | \$27,200 | \$29,250 | \$31,250 | \$33,250 |
| Low (Section 8 very low income limits; (50% of median) ¹ | \$29,400 | \$33,600 | \$37,800 | \$42,000 | \$45,350 | \$48,700 | \$52,100 | \$55,450 |
| Moderate (HUD Section 8 low income limits) ² | \$36,750 | \$42,000 | \$47,250 | \$52,500 | \$56,700 | \$60,900 | \$65,100 | \$69,300 |
| Middle (HUD formula based on moderate income limits) ³ | \$43,650 | \$49,900 | \$56,100 | \$62,350 | \$67,350 | \$72,300 | \$77,300 | \$82,300 |

¹ Due to a HUD formula adjustment, these figures are slightly below 50% of median.

² HUD gave jurisdictions in the Washington Metropolitan area the option of increasing the moderate income limit, which was previously capped at the national median income, to 80% of median, or \$67,350 for a family of four for the purpose of participation in the CDBG and HOME programs. The City has chosen not to exercise this option in order to continue to target these programs to the households with the greatest need.

³ Middle income is calculated by multiplying the moderate income limits by 1.1875. These figures are rounded to the nearest \$50.

Section II.A

Housing Programs and Services

The following sections discuss the City's housing priorities, goals for individuals and households to be served, and the implementation plan guiding the activities to be undertaken during FY2002.

■ II.A.1. Extremely Low- and Low-Income Renters

Activities and Resources: The City has assigned a medium priority for all renter households with incomes less than 50% of median that are cost-burdened⁴ and overcrowded. This priority indicates that the City may spend money in this area and will support applications by Alexandria Redevelopment & Housing Authority ("ARHA") for rental assistance to be used for replacement of public housing units governed by the aforementioned Resolution 830, the City Council-ARHA agreement to maintain a minimum of 1,150 units of public and publicly assisted housing in the City. For renter households with incomes less than 50% of median that reside in housing units with physical defects, the City has assigned a low priority level. This is reflective of the City's previous extensive efforts to address the needs of renters and the City's priority of increasing homeownership opportunities to renter households.

Primary strategies for renter households include support facilities and services for extremely low- and low-income households, and homeownership assistance for those at the upper end of this income range. Acquisition and rehabilitation activities are secondary strategies for this income group.

Rental housing assistance for extremely low- and low-income families and elderly households is provided primarily through the Public Housing and Section 8 programs, which are administered by ARHA. In FY2002, these programs will be used to provide 889 public housing units, 111 moderate rehabilitation units, 1,224 Section 8 certificates and vouchers (26 of which are project-based)⁵, and 17 certificates through the Housing Opportunities for Persons with AIDS (HOPWA) program.⁶ For ARHA's FY2001, (January to December 2001), federal Section 8 funding consists of \$12,777,381 for rental certificates/vouchers and \$741,797 for project-based subsidies for the 111 units in the Hopkins-Tancil Moderate Rehabilitation development.

In addition to ARHA's units, there are an additional 2,179 privately-owned units that receive federal

⁴ "Cost burden" is defined as the extent to which gross housing costs, including utility expenses, exceed 30 or 50 percent of gross income, based on data published by the U.S. Census Bureau.

⁵ Reflects the number under lease as of December 31, 2000 and all project-based units, whether or not leased. Actual numbers under lease during FY2002 may vary.

⁶ ARHA currently has 15 HOPWA vouchers in use and has federal funding available for two additional vouchers. As of this writing, the Alexandria Health Department is preparing to request City Council approval to increase the number of HOPWA vouchers available to the Alexandria community.

rent or mortgage subsidies, benefit from tax-exempt financing, and serve households in the low- and moderate-income groups.

All newly-assisted ARHA households will have to meet the new federal income targeting requirements for public housing and Section 8. For public housing, 40% of the families admitted must have incomes that are 30% or less of the median income, and the remaining 60% of public housing admissions will be families that have incomes 31% or more of the median income. For Section 8, 75% of those admitted must have incomes at 30% of median income or below, and the remaining 25% at 31% to 50% of median income. Priority for receiving assistance is given to households that are eligible for ARHA's Residency and Local preferences. Local preferences affect all applications dated on or after January 1, 1999. Local preferences are:

1. Residents have priority over non-residents.
2. After residency is established, local preferences are:
 - a. Families paying more than 50% of income for rent and utilities.
 - b. Families who are being displaced by governmental or owner action that is not related to non-payment of rent or lease violations.
 - c. Families who live in substandard housing (including shelters).
 - d. Families who work and have worked for the last three (3) months prior to their coming to the top of the waiting list.
 - e. Families who have a head of household or other family member who is a veteran.
3. Each resident and non-resident family application dated on or after January 1, 1999 will be assigned one point to each of the preferences for which they qualify. With date, time, and residency being the controlling factors, individuals and families are then selected by who has the highest aggregate totals first. After all residents are offered units based on these factors, the next group is the non-residents selected with the highest aggregate totals.

Support services for non-ARHA residents in this income group will also continue. These services are described in detail in coming sections.

Leveraging: ARHA leverages private funds for low-income housing by offering tax-exempt financing to private and non-profit developers and by serving as the general partner in projects utilizing federal Low Income Housing Tax Credits. In return for lower cost financing or tax credits, developers using either of these programs must set aside a minimum number of units for low-income households. ARHA receives fees from the issuance of tax-exempt bonds and continues to receive payments from the sale of federal Low Income Housing Tax Credits for Quaker Hill. In-kind goods and services from City agencies, private organizations and businesses, and individuals are solicited for many of the self-sufficiency initiatives.

Matching Requirements: There are no matching requirements for any of the funds described in this section.

Number and Type of Persons to be Served: During FY2002, ARHA will continue to provide its current complement of 889 public housing units, 111 moderate rehabilitation units, 1,224 Section 8 certificates and vouchers, and up to 17 HOPWA certificates. Average turnover rates per year in public housing units and the HOPWA program average 3%; in the moderate rehabilitation units at Hopkins-Tancil Courts, approximately 1%; and in the Section 8 program, the average turnover rate per year is between 3% and 5%.

Support for Applications by Other Entities: Applications for federal housing assistance to acquire, rehabilitate, or subsidize rental housing for low-income households will be certified as consistent with the City's Consolidated Plan if they apply to the preservation, maintenance, or replacement of currently assisted housing units. New proposals for assisted rental housing will be subject to City Council approval on a case-by-case basis. In considering such proposals for assisted rental housing, the City Council will consider the following factors: (a) the extent to which the proposed project will be used to assist with the maintenance or replacement of Resolution 830 units in the City; (b) the extent to which the proposed project will be used to assist with the replacement of non-Resolution 830 units with project-based assistance, or with the replacement of non-Resolution 830 units that are available to persons with tenant-based assistance; (c) the characteristics of the surrounding neighborhood and extent of the proposed project's impact on the neighborhood; (d) the extent to which support services will be provided by the sponsor of the proposed project; (e) the extent to which the proposed project provides for a mix of incomes; and, (f) in the case of a rehabilitation project, the extent to which the proposed rehabilitation will provide significant improvements to the property in question and serve as a stabilizing influence on the surrounding neighborhood. In giving such consideration, Council will give highest consideration to proposed projects that will be used to maintain or replace Resolution 830 units.

Geographic Distribution of Activities: Households with Section 8 tenant-based assistance live in housing units scattered throughout the City of Alexandria. The locations of public housing and public housing replacement units are provided in Figure 1.

Service Delivery and Management: The Alexandria Redevelopment and Housing Authority will administer rental assistance activities in this section. The City's Office of Housing will manage the RAMP program in conjunction with its Home Rehabilitation Loan Program, discussed in the section below on programs and services for low- and moderate-income homeowners.

■ II.A.2. Moderate-Income Renters

As stated above, expansion of homeownership opportunities for these households is a high priority for the City. Large families who are experiencing overcrowding have been assigned a medium priority. Moderate-income renters who are cost burdened, those experiencing overcrowding, and those that reside in housing units with physical defects have been assigned a low priority level. Rental assistance and support services for moderate-income persons are secondary strategies for households in this income group.

Activities and Resources: The rental housing assistance administered by ARHA was described in the previous section covering extremely low- and low-income renters. Some assisted rental units are occupied by moderate-income households (i.e., those having incomes between 50% of median and the HUD Section 8 Low-Income limit, currently up to \$52,500 for a family of four). Privately-owned assisted housing units are also available to moderate-income households.

Leveraging: See the previous section on extremely low and low-income renters for information on leveraging of ARHA funding.

Matching Requirements: None

Number of Persons to be Served: It is estimated that 80 non-elderly, moderate-income households will be assisted by ARHA during FY2002. The RAMP program expects to provide accessibility improvements to eight disabled tenants; income levels of those to be assisted are as yet unknown.

Support for Applications by Other Entities: Applications for federal housing assistance to acquire, rehabilitate, or subsidize rental housing for this group will be certified as consistent with the City's Consolidated Plan if they apply to the preservation, maintenance, or replacement of currently assisted housing units. New proposals for assisted rental housing will be subject to City Council approval on a case-by-case basis. In considering such proposals for assisted rental housing, the City Council will consider the following factors: (a) the extent to which the proposed project will be used to assist with the maintenance or replacement of Resolution 830 units in the City; (b) the extent to which the proposed project will be used to assist with the replacement of non-Resolution 830 units with project-based assistance, or with the replacement of non-Resolution 830 units that are available to persons with tenant-based assistance; (c) the characteristics of the surrounding neighborhood and extent of the proposed project's impact on the neighborhood; (d) the extent to which support services will be provided by the sponsor of the proposed project; (e) the extent to which the proposed project provides for a mix of incomes; and, (f) in the case of a rehabilitation project, the extent to which the proposed rehabilitation will provide significant improvements to the property in question and serve as a stabilizing influence on the surrounding neighborhood. In giving such consideration, Council will give highest consideration to proposed projects that will be used to maintain or replace Resolution 830 units.

Geographic Distribution of Activities: The locations of the ARHA units discussed in this section are the same as reflected for low-income renters in the previous section. See Figure 1 for locations of public housing units within the City.

Service Delivery and Management: The rental assistance in this section will be administered by ARHA.

■ II.A.3. Existing Low- and Moderate-Income Homeowners

Activities and Resources: Low- and moderate-income homeowners have been assigned a high priority level by the City with rehabilitation being the primary strategy for assisting these households. The City

has assigned a medium priority to owners with extremely low and low incomes. Owner households who are overcrowded or experiencing a cost burden have been assigned a low priority.

Rehabilitation through the City's Home Rehabilitation Loan Program is the primary activity and resource for low- and moderate income existing homeowners. In FY2002, the City has budgeted a total of \$963,538 for this program, including \$523,357 in new CDBG funds, \$239,665 in CDBG carryover funds, \$152,000 in new HOME Program monies, and \$38,000 in matched local revenues.

Support services to homeowners that focus on intervention to prevent low- and moderate-income households from losing their homes due to crises in their lives will continue, subject to available resources. In addition, housing counseling services that offer budget counseling, financial management and mortgage default and delinquency advice are available to Alexandrians through the Department of Human Services' Homeless Intervention Program.

City agencies will also continue to encourage low-income residents to apply for energy conservation grants from VMH, Inc. and rehabilitation assistance through the Christmas in April Program.

Leveraging: None

Matching Requirements: The \$152,000 in new HOME funds allocated to the Home Rehabilitation Loan Program will be matched with \$38,000 in City General Fund monies.

Number of Persons to be Served: The City expects to assist 15 to 18 low- and moderate-income households through the Home Rehabilitation Loan Program during FY2002.

Support for Applications by Other Entities: The City generally intends to support applications by other entities for assistance to existing low- and moderate-income homeowners. Such applications would be certified as consistent with the Consolidated Plan.

Geographic Distribution of Activities: These activities will be available to income-eligible residents City-wide.

Service Delivery and Management: The Home Rehabilitation Loan Program will be administered by the City's Office of Housing.

■ II.A.4. Low- and Moderate-Income Homebuyers

Activities and Resources: Homeownership assistance for low- and moderate-income residents has been identified as the City's highest housing priority. During FY2002, the Office of Housing's Homeownership Assistance Program (HAP) will receive \$85,702 in new CDBG funds and \$459,443 in new HOME funds, which will be matched with \$16,246 in City General Fund monies and \$98,615 in non-federal program income. Staff anticipate assisting 24 families through HAP during this time period. Additionally, whenever it is economically feasible, vacant and boarded properties acquired through the Blighting Influences Program will be made available for low-income homebuyers through HAP.

Also for FY2002, the City has committed \$425,000 from the Housing Trust Fund for the Moderate Income Homeownership Assistance Program (MIHP). Staff expects to assist approximately 27 households, including two law enforcement officers, to purchase homes through this program, which provides assistance to households with incomes of up to \$79,500 for a family of four.

Homeownership counseling, funded with Housing Trust Fund monies, and the City's annual Homeownership Fair will continue during the 2001-2002 program year. The Alexandria Resident Council, Alexandria's public housing tenants' association, also offers a formal program of education and training toward achieving homeownership for public housing residents. Price reductions under the Affordable Housing Policy provide additional homeownership opportunities for this group; however, the last of the affordable units set aside as a result of the City's most recent Affordable Housing Plan, in the Old Town Greens development, were sold during FY2001. As a result, sales of affordable units are unlikely for FY2002. The City will continue to work with developers to encourage the construction of set-aside units for sale as affordable housing in new residential developments.

To supplement its array of services for low- and moderate-income homebuyers, the City of Alexandria also participates in the Northern Virginia Single Family Regional Loan Fund. The program is a component of the Regional Loan Fund Initiative, established with the joint resources of the Virginia Housing Development Authority and the Virginia Department of Housing and Community Development. The Fund provides below-market-rate financing to lower-income first-time homebuyers. Because the funds are allocated on a regional basis rather than to individual jurisdictions such as Alexandria, the Northern Virginia Regional Commission acts as the administrator for the Northern Virginia component of this program. The City of Alexandria functions as a local partner, with responsibility for identifying potential loan recipients, providing housing counseling services, and ensuring that potential recipients' loan applications are processed through to closing.

The City will continue to evaluate proposals from non-profit organizations for these types of activities on a case-by-case basis. In addition, pursuant to 2000 changes in the Section 8 program which enable qualified Section 8 households to utilize Section 8 funds for homeownership, during the City's FY2002, ARHA will institute a homeownership component to Alexandria's Section 8 program. During the first year of this program, ARHA plans to provide voucher assistance to enable up to 25 Section 8 households to become homeowners.

Leveraging: The City's Homeownership Assistance Program utilizes HOME funds for downpayment assistance, with first mortgage financing from private lenders, often funded by the Virginia Housing Development Authority (VHDA). Downpayment assistance funds are expected to leverage VHDA first trust mortgage monies during FY2002.

Matching Requirements: FY2002 HOME funds of \$459,443 used in the Homeownership Assistance Program will require a match of \$114,86, which the City will meet with City General Fund monies of \$16,246 and program income of \$98,615.

Number of Persons to be Served: During the FY2002 program year, the City expects to assist 24 first-time homebuyers through the Homeownership Assistance Program, 27 first-time homebuyers

through the Moderate Income Homeownership Program⁷, and two homebuyers through the Northern Virginia Single Family Loan Fund. In addition, as stated previously, ARHA will initiate its Section 8 homeownership program during FY2002, and for the first program year has made available 25 slots for qualified households.

Support for Applications by Other Entities: The City generally intends to support applications by other entities for homeownership.

Geographic Distribution of Activities: The Homeownership Assistance Program and Moderate Income Homeownership Program are available throughout the City.

Service Delivery and Management: The HAP and MIHP activities described above will be administered by the City's Office of Housing, in coordination with the Virginia Housing Development Authority.

■ II.A.5. The Homeless and Persons Threatened with Homelessness

For homeless individuals and families, the City has placed a high priority on prevention and intervention services, outreach assessment, transitional housing for families and persons with special needs, and permanent supportive housing for individuals with special needs. Medium priorities were assigned to emergency shelter for the homeless, permanent supportive housing for families, and permanent housing for homeless families. Transitional housing for individuals without special needs and permanent housing for individuals have been ranked as low priorities in the City's Consolidated Plan.

Because the various types of activities and programs that assist the homeless and persons threatened with homelessness are closely linked and delivered through comprehensive case management, the information on leveraging, matching funds, number of persons to be served, support for activities by other entities and geographic distribution of activities has been grouped together for all activities benefitting the homeless.

It should be noted that the City's homeless shelters, transitional housing and group homes are not currently able to serve the extensive health needs of City residents with chronic medical illnesses, such as those living with HIV/AIDS, who require daily medical supervision.

Prevention and Intervention

For FY2002, the Department of Human Services' (DHS) Office of Community Services (OCS) will continue the Homeless Intervention Program (HIP), using \$213,931 in funding from the State Homeless Assistance Resource program, supplemented by \$100,000 in local General Fund revenue. Families and single residents of the City facing immediate eviction or foreclosure due to circumstances beyond their control may be eligible for up to three months of financial assistance with arrearages and six

⁷ Households assisted under the City's Moderate Income Homeownership Program have incomes above HUD's moderate-income limits but within Virginia Housing Development Authority (VHDA) limits.

months of financial assistance for current and future rent, not to exceed a total of nine months assistance. The program will also assist with relocation costs incurred in the transition from a shelter to permanent or supported housing.

OCS will continue to administer state and local resources of the General Relief program and the Emergency Shelter Fund which provides short-term rental assistance to relieve an impending housing crisis and prevent homelessness. In FY2002, these services will be allocated State funds of \$39,651 and local General Fund revenues of \$213,791.

In addition, OCS staff projects that \$35,000 will be solicited in FY2002 from local charities providing private and donated funds on a case-by-case basis for eviction prevention and other housing needs.

Outreach, Assessment, Case Management, Counseling and Other Support Services

Outreach and assessment, case management and counseling will also continue as part of the service delivery of the City's emergency shelters. These services are provided by the Department of Mental Health, Mental Retardation and Substance Abuse, DHS, the Health Department and the Office of Housing in conjunction with the shelter staff.

The Eviction Assistance and Furniture Storage Program, administered by the Department of Human Services, will be funded with \$70,000 in new CDBG entitlement monies and will assist approximately 90 low-income households.

Emergency Shelter

OCS will manage and administer the City's contracted operation of the 65-bed Alexandria Community Shelter (ACS) by The Salvation Army and will provide case management support for the privately-operated 80-bed Carpenter's Shelter. Both facilities provide temporary emergency shelter, case management and a wide range of comprehensive services promoting self-support for families, single men and single women.

For FY2002, City General Fund monies of \$510,191 have been allocated to support the operating costs of the Alexandria Community Shelter (ACS). Local revenues for ACS will be supplemented by both federal and state grants administered by the Virginia Department of Housing and Community Development. The breakdown of this funding includes \$42,503 in federal funds under the Emergency Shelter Grant program to improve facilities and support operating costs, and \$52,975 in combined TANF and state funds under the Shelter Support Grant Program for support and operating costs, repairs and improvements to the facility, and the purchase of essential services for shelter residents. For FY2002, Carpenter's Shelter anticipates approximately \$73,485 in Emergency Shelter Grant funds and \$83,945 in state Shelter Support Grant monies. In FY2001, Carpenter's Shelter received a \$50,000 grant from DHCD under the SHARE Child Care for the Homeless Program that is anticipated for renewal in FY2002. Carpenter's Shelter also expects to receive \$25,000 in local General Funds and \$10,000 in CDBG funds to support the winter shelter hypothermia program. The remainder of the budget consists of funds from the National Capital Area United Way Campaign and the Combined Federal Giving Campaign, competitive General Funds from the City's Community Partnership Fund for Human Services, and private donations.

Emergency shelter also will be provided by Christ House, a privately-funded 18-bed program for homeless single men and families with children, and ALIVE! House, a 14-bed emergency shelter for single women and families with children. In FY2002, Christ House will be supported with an estimated \$11,210 in Emergency Shelter Grant funds and \$14,670 in State Shelter Support Grant funds, as well as over \$261,000 in private contributions. Christ House also received a SHARE Child Care for the Homeless award in FY2001 of \$1,050 that is expected to be renewed in FY2002. ALIVE! will utilize approximately \$21,000 in private donations, supplemented by an estimated \$8,719 in federal Emergency Shelter Grant monies and \$11,410 in state Shelter Support Grant funds for their operations in FY2002. ALIVE! also received \$1,050 from DHCD in FY2001 for the Child Care for the Homeless Program that is anticipated for renewal in FY2002.

In addition, the City continues to support the housing and service needs of special needs populations through the competitive Community Partnership Fund for Human Services. Beginning in FY1999, these funds were awarded annually to support non-profit organizations meeting the shelter, counseling and service needs of runaway and troubled youth, female ex-offenders and persons with HIV/AIDS in a half-way house setting.

Transitional Housing

Transitional housing is a critical element of the continuum of care. OCS anticipates continued partnership with Arlington-Alexandria Coalition for the Homeless, Community Lodgings, Inc., and the Salvation Army, the three organizations currently providing transitional housing services in the City. These providers accept the formerly homeless families and single adults leaving emergency shelters and provide case management and other supportive services to enable homeless households to regain self-sufficiency. Continuity is maintained since the provider continues and frequently expands on the case management plan developed in the emergency shelters.

The City hopes to expand transitional housing services during FY2002. As reported in the Consolidated Plan, during FY2000 City Council approved the allocation of up to \$500,000 from the City's Housing Trust Fund to increase the transitional housing services available to the City's homeless. A Request for Proposals to provide these expanded services was issued in January 2001 with a due date of March 15, and the City hopes to have selected one or more successful bidders with whom to contract by May 2001.

For FY2002, Community Lodgings, Inc. estimates that it will utilize \$27,401 in federal Emergency Shelter Grant, \$35,860 in state Shelter Support Grant funds and \$51,000 in private contributions to provide transitional housing to approximately 14 households. The Salvation Army anticipates receiving and utilizing \$11,210 in federal Emergency Shelter Grant monies, \$14,670 in state Shelter Support Grant funds and \$39,000 in other private monies to provide transitional housing to approximately 17 households (up to eight at any given time) in FY2002.

The Arlington-Alexandria Coalition for the Homeless (AACH) operates the Adopt-A-Family Program, which provides transitional housing for 12 to 24 months. AACH anticipates receiving approximately \$34,251 in Emergency Shelter Grant funds, and \$95,762 in state Shelter Support Grant funds, \$33,000 from the Child Care for the Homeless Program, and an additional \$37,500 from the Commonwealth of Virginia to fund 1.5 full-time equivalent Child Care Coordinator positions. The Adopt-a-Family

Program has also been supported by the City's competitive Community Partnership Fund for Human Services, the Alexandria United Way Community Fund and private funding.

The Office of Community Services will continue its Transitional Assistance Program (TAP) which assists homeless individuals and families residing in a shelter and/or overcrowded situations to receive budget counseling, housing counseling and financial assistance to move into affordable housing. TAP will be funded in FY2002 with \$82,000 in new CDBG funds to assist an estimated 90 households.

Permanent Supportive Housing

Permanent supportive housing programs are available to homeless persons with special needs. Please refer to the discussion of supportive housing facilities and services targeted to individuals with mental/developmental disabilities and substance abuse problems that follows in Section II.A.8.

Permanent Housing

Homeless persons and transitional housing residents may seek permanent housing under programs serving extremely low- and low-income households. Please refer to the discussion of rental housing for extremely low- and low-income renters and the discussion on rental housing for moderate-income renters in Section II.A.1 and II.A.2.

Leveraging: Federal Emergency Shelter Grant funds will be used in conjunction with over \$550,000 in City General Fund revenues and State Shelter Support Grant monies to support the operating costs of the Alexandria Community Shelter. The Homeless Services Coordinating Committee, in which City staff are active participants, encourages private shelter operators to maintain services in the jurisdiction. Private shelters in Alexandria will receive approximately \$93,414 in FY2002 from the federal Emergency Shelter Grant and State Shelter Support Grant programs, which will leverage an estimated \$575,000 in local and private funds. The transitional housing providers will use an estimated \$250,513 in federal and state shelter grant funds to leverage over \$510,000 in private funding. In addition, the City hopes to expend at least \$250,000 for the first year of contractual transitional housing services to be provided by the successful bidder of its Transitional Housing Services RFP described earlier in this section.

OCS also solicits funds from private sources to assist in its various homeless services and prevention programs.

Matching Requirements: The federal Emergency Shelter Grant requires a 100% match. The FY2002 grant to the City will be matched with General Fund revenues. Private shelters will match their funds with foundation and private monies.

Number of Persons to be Served: The Department of Human Services' homelessness prevention programs (HIP, Emergency General Relief and Emergency Shelter Fund) will assist an estimated 575 households comprised of over 1,450 individuals in FY2002. An estimated 1,000 individuals and 175 families will be served by Alexandria emergency shelters in FY2002 (including the winter shelter program). In addition, the Alexandria Women's Shelter expects to provide housing for 100 women and 100 children. It is estimated that 75 households will receive assistance through the transitional

housing programs of CLI, the Salvation Army, AACH and through the Housing Trust Fund RFP issued in January 2001. TAP will assist an estimated 90 households. The Eviction Assistance and Furniture Storage Program is expected to serve 100 households.

Support for Applications by Other Entities: The City would support applications for additional transitional housing services for families and singles (such requests would be referred to City Council for approval), and for existing homeless shelters and service providers to support continued operations and existing levels of service.

Geographic Distribution of Activities: All of these activities are provided Citywide.

Service Delivery and Management: The services comprising the continuum of care are coordinated by a broad range of City staff and private service providers in the City that comprise the Homeless Services Coordinating Committee. Carpenter's Shelter, Christ House, and ALIVE! provide emergency shelter. Community Lodgings, Inc., The Salvation Army, and the Arlington/Alexandria Coalition for the Homeless operate transitional housing programs.

■ II.A.6. The Elderly and Frail Elderly

The City has established a high priority for extremely low- and low-income elderly renters who are experiencing a cost burden. The primary strategies to address this priority are rental assistance and supportive facilities. Low priorities were assigned to elderly renters with moderate incomes experiencing a housing cost burden and to extremely low- and low-income elderly renters living in units with physical defects.

In addition, ARHA and staff of the City's Office of Aging and Adult Services (OAAS) have recognized a growing need for assisted living services among low-income elderly residents of the Ladrey and Annie B. Rose senior highrises. In addition to providing permanent housing, an assisted living setting offers supportive services to elderly and/or disabled individuals who can no longer care for their homes or who need assistance with activities of daily living such as bathing, dressing, cooking, cleaning and grocery shopping. This issue was presented to City Council by speakers attending the April 2000 public hearing on the City's current Consolidated Plan. At the public hearing, City Council requested that staff look into the possibility of the City developing, or supporting the development of, an assisted living facility for low- and moderate-income seniors. Currently, the cost of assisted living in the City can exceed \$3,000 per month, an amount which is well beyond the incomes of seniors in this category, and few assisted living beds exist in the Northern Virginia region that are affordable to this population. During late FY2000, representatives of a number of elder-serving entities within the City, including ARHA; OAAS; the departments of Health and Mental Health, Mental Retardation and Substance Abuse; the Office of Housing; Inova Alexandria Hospital and the Commission on Aging, began meeting in an ad hoc group to discuss the issue. This ad hoc group grew into the Affordable Assisted Living Study Group, which has expanded its membership to include residents of the senior highrises. The group has begun the process of evaluating assisted living programs in other areas to determine what might work in Alexandria, and is in the early stages of planning a community-wide needs assessment to determine the need for assisted living beyond residents of the senior highrises. Once the needs assessment is completed – which the City anticipates will happen in FY2002 – the Affordable Assisted Living Study

Group will provide recommendations to City Council on how to proceed to meet this need.

Activities and Resources: The Alexandria Residential Care Home (ARCH), a licensed home for ten adults, will continue to provide 24-hour services for ten ambulatory low-income elderly residents over the age of 60 who are recipients of Medicaid by providing assistance with physical, mental and/or emotional care needs in a sheltered environment. Services will include housekeeping, meals, administration of medication, temporary personal care, recreational and social activities and social services. In FY2002, the ARCH will be funded with \$101,196 in state funds, \$191,796 in City funds and \$30,000 in client fees, for a total budget of \$322,992. It is estimated that up to 13 persons will be assisted in each year. As previously indicated, during the five-year period of this Consolidated Plan the City will also work to develop and/or support the development of an additional assisted living facility for low-income seniors.

Office of Aging and Adult Services staff will continue to work with the management, staff and residents of the three highrise buildings for low-income elderly. Residents of the Ladrey Highrise, Annie B. Rose House and Claridge House will continue to receive case management services through a team representing the City agencies of the Alexandria Health Department, the Department of Mental Health, Mental Retardation and Substance Abuse and the Department of Human Services, as well as private home health agencies and rehabilitation services. Supportive services such as transportation and home delivered meals will also continue.

Alexandria Christmas in April will provide for renovation and rehabilitation improvements to low-income elderly and disabled persons in Alexandria. Once a year, volunteers repair and renovate housing units, utilizing donated and purchased supplies. It is estimated that 30 elderly and/or disabled Alexandrians will be served each year. The Office of Aging and Adult Services will expend \$2,612 in City General Fund monies for use by Christmas in April, which will be supplemented with an estimated \$125,000 from in-kind and cash donations.

Elderly and disabled homeowners also may take advantage of the City's Real Property Tax Relief Program, which provides partial or full forgiveness of real property taxes to income-eligible persons who are over age 65 or permanently disabled. As of January 2001, the qualifying annual income for full abatement of real estate taxes is \$12,800. Homeowners whose income exceeds \$12,800 but does not exceed \$25,600 would qualify for a real estate tax exemption in an amount equal to the taxes on the average residential property⁸. Qualifying homeowners whose income exceeds \$25,600 but does not exceed \$30,000 would qualify for a real estate tax exemption in an amount equal to seventy-five percent (75%) of the taxes on the average residential property, but no greater than the taxes owed. Homeowners whose income exceeds \$30,000 but does not exceed \$35,000 will receive an exemption in the amount equal to fifty percent of the taxes on the average residential property, and may defer all or part of the amount of such taxes in excess of the amount exempted. Homeowners whose total combined income exceeds \$35,000 but does not exceed \$40,000 shall be eligible for a deferral of taxes. The total combined financial worth of the property tax relief applicant and his/her spouse, excluding the house and property of up to one acre, may not exceed \$195,000 as of December 31 of

⁸ Taxes on the average residential property are calculated based on (1) the real estate tax rate for the taxable year, multiplied by (2) the average assessment for the taxable year of properties. The average residential real estate tax bill for calendar year 2001 was \$2,358, based on the average residential assessment of \$212,432.

the year prior to the application for tax abatement. During FY2002, the City's Real Property Tax Relief Program will continue to offer real property tax relief for approximately 400 homeowners who are over age 65 or totally disabled.

In FY2001 for the first time, the Office of Aging and Adult Services in the Department of Human Services will operate the City's Rent Relief Program for Elderly and Disabled persons. This program, which has traditionally been coordinated by the Department of Finance, provides up to \$1,500 in cash grants to low-income renters over the age of 65 or who have a complete and total disability and who receive no other rental assistance. These funds are distributed once each year in July, with applications due for submission before May 1. In FY2002, the goal is to expand the program to 80 renters.

VMH, Inc. (formerly known as Virginia Mountain Housing) receives U.S. Department of Energy Oil Overcharge funds through the state's Weatherization Program. The funds are used to provide grants for energy efficiency improvements to the homes of low-income households. Priority for assistance is given to elderly and disabled persons.

As stated previously in this document, the City also provides home rehabilitation services to low- and moderate-income homeowners. Many elderly residents of the City take advantage of this program to make accessibility modifications to their homes, which improve their ability to age in place. During the period covered by this Action Plan, the City will provide \$523,357 in new CDBG funds, \$239,665 in CDBG carryover funds, \$152,000 in new HOME Program monies, and \$38,000 in matched local revenues for this program. Approximately 70% of the low-income households assisted through this program each year are elderly.

Leveraging: The City's \$2,612 General Fund contribution to Christmas in April will leverage over \$125,000 in private donations.

Matching Requirements: As noted above, \$152,000 in HOME monies for the Home Rehabilitation Loan Program will be matched by \$38,000 in City funding.

Number of Persons to be Served: Up to 13 elderly persons will be assisted through the Alexandria Residential Care Home. The Christmas in April Program will serve approximately 30 elderly and/or disabled households. The number of elderly persons to be assisted through the VMH Program is unknown at this time. The City's Real Property Tax Relief Program will continue to offer real property tax relief for approximately 400 homeowners age 65 and over in the form of exemptions or deferrals. Similarly, the City's Rent Relief Program will continue to offer limited rental assistance for approximately 80 income-eligible elderly tenants age 65 and over, or tenants with complete and total disabilities. This program is funded in its entirety by local revenue.

Support For Activities By Other Entities: The City would support, and certify as consistent with the Consolidated Plan, applications by other entities for funding to provide housing for the elderly only to the extent that the requested assistance is for the replacement or preservation of (a) assisted units for the elderly covered by Resolution 830, (b) existing, privately-owned rental housing with project-based assistance, (c) units available to elderly persons with tenant-based assistance, or (d) for the development of an assisted living facility. Any new proposals for subsidized/assisted rental housing in the City may be approved at City Council discretion. In considering such proposals, the City Council will evaluate

the extent to which the proposed project provides for a mix of incomes, the provision of support services by the project's sponsors, and, in the case of a rental rehabilitation project, the extent to which the proposed rehabilitation will provide significant improvements to the property in question and serve as a stabilizing influence on the surrounding neighborhood. In giving such consideration, Council will give highest consideration to proposed projects that will be used to maintain or replace Resolution 830 units. Organizations and agencies are encouraged to come forward with their plans for City Council review and approval as far as possible in advance of application due dates.

Geographic Distribution of Activities: The location of the assisted housing facilities referred to above are as follows: Ladrey High Rise, 300 Wythe Street; Annie B. Rose House, 399 Pendleton Street, and Claridge House, 301 North Ripley Street; and 38 ARHA-owned units at the Park Place Condominium, located at 2500 N. Van Dorn Street. Other private market, project-based subsidized housing is located throughout the City (see Figure 1). The Alexandria Residential Care Home is located at 716/718 North Columbus Street. The District Home is located in Manassas, Virginia.

Service Delivery and Management: ARHA provides the federally-assisted rental units at Ladrey House. The remaining subsidized rental units discussed above are privately-owned. The Alexandria Office of Aging and Adult Services oversees the remaining programs described above for elderly persons, except for Christmas in April and VMH, Inc., which are non-profit organizations. However, the Department of Human Services refers potential applicants to these two groups.

■ II.A.7. Persons with Physical Disabilities

The removal of barriers to daily living and support for the development of accessible housing are the City's primary strategies for assisting persons with disabilities.

Activities and Resources: During the period covered by this plan, the Alexandria Commission on Persons with Disabilities will continue to work with developers and the City's Code Enforcement Bureau to ensure that new units at least meet the federal Fair Housing requirements, and to encourage landlords to make existing housing units accessible to persons with disabilities. The Office of Housing's Fair Housing Testing program, which includes testing for housing discrimination against persons with disabilities (among other types of discrimination) will also continue.

Housing rehabilitation for accessibility purposes is a primary strategy for the City in assisting low- and moderate-income homeowner households with a disabled family member. As previously described, the City's Home Rehabilitation Loan Program offers no-interest, deferred-payment rehabilitation loans to low- and moderate-income owner-occupants of single-family homes in need of accessibility improvements. The improvements can be made for a mobility-impaired member of an eligible household, regardless of where they live in the City. The Christmas in April and VMH programs (included in the discussion on Elderly and Frail Elderly above) serve elderly and disabled homeowners through their rehabilitation and energy improvement programs.

In addition to the complement of affordable rental units in Alexandria, during FY2001 the City announced the development of the Rental Accessibility Modification Program (RAMP), a new initiative that will provide grant funds to extremely low, low and moderate income disabled renters for

accessibility modifications to rental units. For FY2002, the City has allocated \$115,363 in new CDBG funds and \$60,000 from the Housing Trust Fund for this program. CDBG funds will be used in conjunction with the City's Home Rehabilitation Loan Program to make accessibility modifications requiring substantive changes, while renters needing minor renovations of up to \$1,500, such as the installation of grab bars, will be eligible for direct assistance grants from the Housing Trust Fund. Housing Trust Fund monies also will be used to return the rental unit to its original non-accessible state after the disabled tenant moves, should the property owner require it.

The City's Real Property Tax Relief and Rent Relief programs, discussed in the previous section on the elderly, are also available to income-eligible disabled persons.

Leveraging: The City's \$2,612 General Fund contribution to Christmas in April will leverage over \$125,000 in private donations.

Matching Requirements: As noted above, \$152,000 in HOME monies for the Home Rehabilitation Loan Program will be matched by \$38,000 in City funding.

Number of Persons to be Served: Based on past experience, staff estimates that approximately one of the approximately 18 households assisted through the Home Rehabilitation Loan Program will have a disabled member. Staff also estimates that eight disabled renters will be assisted through the new Rental Accessibility Modification Program. The City estimates that 15 disabled persons will benefit from the Real Property Tax Relief Program and nine persons through the Rent Relief Program in FY2002. Please see the Elderly section above regarding Christmas in April and VMH, Inc.

Support for Applications by Other Entities: The City would support applications by other entities for funding to provide housing for the physically disabled, but, to the extent that such housing is rental housing for low-income persons, support would be provided only on a case-by-case basis subject to Council approval. In such cases, certificates of consistency with the Consolidated Plan would be provided only for projects approved by City Council. Organizations and agencies are encouraged to come forward with their plans for City Council review and approval as far as possible in advance of application due dates.

Geographic Distribution of Activities: The programs and activities described above, including improvements for disabled persons under the Home Rehabilitation Program, are available citywide.

Service Delivery and Management: The Alexandria Commission on Persons with Disabilities, staffed by the Department of Human Services, addresses the needs of physically disabled persons. The Office of Housing operates the Home Rehabilitation Loan Program and the RAMP Program. The Rent Relief Program is now managed by the Department of Human Services, and the Real Property Tax Relief Programs continues to be offered by the Department of Finance and Information Services. Christmas in April and VMH, Inc., are non-profit organizations; however, DHS' Office of Aging and Adult Services provides referrals to these agencies.

■ II.A.8. Persons with Mental/Developmental Disabilities and/or Substance Abuse Problems

The City's primary strategy for persons with mental illness, mental retardation, and substance abuse problems is to provide supportive housing opportunities, case management, and supportive services through the Alexandria Community Services Board (ACSB) and the City's Department of Mental Health, Mental Retardation, and Substance Abuse (DMHM RSA). The City expects to enhance the delivery of these services through its on-going reorganization of DMHM RSA. In order to respond to the changing needs of a growing number of clients with both mental illness and substance abuse disorders, DMHM RSA, which has traditionally provided services organized along disability lines, is in the process of integrating its services across the three disability areas of mental illness, developmental disabilities, and drug/alcohol addiction. Once reorganization is complete, DMHM RSA will provide integrated services from the perspective of clients' length and intensity of treatment. Short-term emergency services and outpatient mental health and drug/alcohol treatment will be provided by an "acute care" division, while longer-term day treatment, vocational services, case management and residential services will be provided by an "extended care" division. This reorganization will enable DMHM RSA to allocate its staff and resources in a manner that better meets the needs of a changing client population.

Activities and Resources: Funding for the ACSB's on-going residential programs is provided by the federal Transitional Housing Program and the Permanent Housing for Homeless Persons Program, Virginia Department of Mental Health, Mental Retardation and Substance Abuse Services grants, funds from the City of Alexandria General Fund, client fees and other revenue. The ACSB's group homes and supervised apartments, most of which are owned by the non-profit organization Sheltered Homes of Alexandria, Inc., are targeted to specific populations, e.g., adults with developmental disabilities, or formerly homeless persons with serious mental illness. Figure 2 is a map which provides the general locations of emergency shelters, group homes, transitional and supervised apartments in the City.

Leveraging: In FY2002, federal funds totaling some \$2.5 million in direct service dollars will leverage over \$19 million in state, local and private funds. Additional leveraging is likely in connection with the potential projects identified by the ACSB.

Matching Requirements: Operating funds of \$26,086 received from the federal Transitional Housing Program require an equivalent match contribution from ACSB. Operating funds of \$210,512 from the Permanent Housing for the Handicapped Homeless Persons program are matched with \$27,317 in consumer fees. If a match is required for any of the proposed mental health, mental retardation, or substance abuse programs, the ACSB will attempt to obtain funds from the City (provided City Council approves the project), state or other revenue sources.

Number of Persons to be Served: During FY2002, the ACSB's existing residential programs described above will assist a total of 237 persons. The breakdown is as follows:

| | |
|---------------------|------------------------------------|
| Mental Health: | Group Homes - 31 persons |
| | Supervised Apartments - 62 persons |
| Mental Retardation: | Group Homes - 40 persons |
| | Supervised Apartments - 19 persons |

Substance Abuse: Group Homes - 27 persons
 Supervised Apartments - 58 persons

Support for Applications by Other Entities: Consideration of applications by other entities, such as the Alexandria Community Services Board, for funding to support facilities and services for persons with mental/developmental disabilities and substance abuse problems will require review and approval by the City Council on a case-by-case basis. This may include advance review on an annual basis in order to be considered consistent with the Consolidated Plan. Funding applications sponsored by the ACSB for activities approved by the City Council in June 1998 do not require further Council action. Organizations and agencies are encouraged to come forward with their plans for City Council review and approval as far as possible in advance of application due dates.

Geographic Distribution of Activities: As stated above, Figure 2 provides a map of assisted housing facilities for individuals with special needs in Alexandria.

Service Delivery and Management: The Alexandria Community Services Board is responsible for providing and advocating for supportive services for City residents with mental/developmental disabilities and/or substance abuse problems. Services are managed by the ACSB and Sheltered Homes of Alexandria, Inc. (SHA), a private non-profit organization that owns and maintains many of the residential facilities that serve ACSB clients. The affordable housing needs of these individuals are met through a combination of efforts by the community, ARHA, the Office of Housing, Alexandria Community Shelter, Carpenter's Shelter, Arlington-Alexandria Coalition for the Homeless, and other agencies, in partnership with the Community Services Board.

■ II.A.9. Persons Living With or Affected By HIV/AIDS

The City will continue to address the housing and supportive services needs of persons living with HIV/AIDS and their families through services offered by the Alexandria Health Department and the Whitman-Walker Clinic of Northern Virginia (WWC/NOVA). Funds provided by HUD through the Housing Opportunities for Persons with AIDS (HOPWA) program are distributed by the Northern Virginia Regional Commission and have been targeted to tenant-based rental assistance and emergency financial assistance. Residential services of Agape House, a Fairfax County facility operated by Wesley Housing, are available to residents of Alexandria. Alexandria residents are also eligible for emergency financial assistance.

Activities and Resources: HOPWA is a HUD program for which the jurisdictions in the Washington, D.C. metropolitan area submit a joint application. The District of Columbia's Administration for HIV/AIDS has been designated by HUD as the entity that must apply for and receive grant funds for the metropolitan area as a whole. The Northern Virginia jurisdictions have chosen, beginning with federal fiscal year (FFY) 1993 funds, to use the HOPWA monies for emergency rental assistance and housing vouchers similar to those provided in the Section 8 program. In Alexandria, ARHA administers the vouchers allocated to the City. WWC/NOVA now receives the entire complement of emergency rental assistance monies from the Northern Virginia allocation; Northern Virginia AIDS Ministries no longer receives funding for this purpose. Alexandria residents are eligible for the emergency rental assistance through WWC/NOVA.

Under the allocation formula developed to share the available funds to jurisdictions in direct proportion to the number of reported AIDS cases (after subtracting the emergency rental assistance), the City of Alexandria received \$115,910 in FFY1999⁹ funds in March 2001. This funding will continue to be used in FY2002. HOPWA funds will be used to provide assistance to 17 individuals and families; at the time of this writing, 15 Alexandria households have HOPWA vouchers, and ARHA has funding available for two additional vouchers.

WWC/NOVA maintains the waiting list Alexandria's HOPWA program. It should be noted that because of the manner in which Northern Virginia's allocation of HOPWA funding is administered, in recent years there had been a lack of timely reimbursement of HOPWA grant awards. The Northern Virginia Regional Commission and the Northern Virginia HIV Consortium have been negotiating with the District of Columbia's Administration for HIV/AIDS, the agency through which the funds are channeled from HUD, to resolve these barriers and to increase the pace and quantity of HOPWA housing subsidies.

The City continues to contract with WWC/NOVA to provide case management services to persons living with HIV/AIDS in Alexandria. During FFY1999, the City awarded and WWC/NOVA spent \$80,350 from the Community Partnership Fund to provide case management and legal services to 69 Alexandrians of low and moderate income.

Unfortunately, because of operational problems, Whitman Walker's Schwartz Housing Program was forced to close the Gary Thomas House, which provided transitional housing services to persons with HIV/AIDS. There is now a gap in transitional housing services for this population.

Wesley Housing Development Corporation provides another source of housing for Alexandrians with HIV/AIDS through the Fairfax-based Agape House. This facility provides housing for up to 12 low-income, homeless persons with HIV/AIDS and is open to Alexandria residents.

The Alexandria Health Department utilizes approximately \$360,000 in Ryan White CARE Act and other funds annually for primary medical care, drug assistance, public health nurse case management, dental and nutrition services for low-income persons with HIV/AIDS. The average caseload for the City's FY2002 is expected to be at least 260 persons.

Leveraging: Federal HOPWA and Ryan White CARE Act monies to be used by WWC/NOVA will leverage local and private monies. The levels of funding for FFY2001 HOPWA and Ryan White CARE Act have not yet been determined.

Matching Requirements: There are no matching requirements for the resources listed.

Number of Persons to be Served: Approximately 140 individuals will be served through case management and legal services of Whitman Walker. Approximately 68 Alexandria residents will receive emergency assistance through HOPWA. It is estimated that 17 families will be assisted with HOPWA-funded long-term rental assistance administered by ARHA. The Health Department will assist

⁹ Because of the way HOPWA and Ryan White funding is allocated, the Northern Virginia region is still expending prior-year monies in these programs.

at least 260 persons.

Support for Applications by Other Entities: The City would generally support applications by other entities for funding to provide supportive housing and services for persons with HIV/AIDS on a case-by-case basis subject to Council approval. In such cases, certificates of consistency with the Consolidated Plan would be provided only for projects approved by City Council. Organizations and agencies are encouraged to come forward with their plans for City Council review and approval as far as possible in advance of application due dates.

Geographic Distribution of Activities: The programs described above serve persons who live anywhere within the City limits of Alexandria. HOPWA assistance may be used throughout the City. Agape House is located outside the City in Fairfax County.

Service Delivery and Management: Case management services for persons with HIV/AIDS are offered by the Health Department and WWC/NOVA. The Department of Human Services refers clients to these organizations and works with clients and case managers to ensure the receipt of funds from the various entitlement programs. In addition, support services are regionally coordinated by the Northern Virginia HIV Consortium, an organization of 45 agencies providing HIV services to Northern Virginia.

HOPWA funds to be used by Alexandria and the other Northern Virginia jurisdictions in FY2001 will be allocated to Northern Virginia from the District of Columbia, the designated recipient jurisdiction for the metropolitan area, and will be administered in Northern Virginia by the Northern Virginia Regional Commission. ARHA will continue to administer HOPWA vouchers on the City's behalf. The City's Health Department will coordinate the selection of HOPWA participants in collaboration with WWC/NOVA.

Section II.B Non-Housing Community Development Programs and Services

The following sections provide information on the City's community development programs and services proposed for FY2002, including public facilities and services, infrastructure improvements, economic development activities, and actions to reduce poverty.

■ II.B.1. Public Facility Needs

Facilities for Senior Programs

The \$3,274,500 construction of the William Ramsay Recreation Center, the site of a number of programs for seniors, was completed during FY2001. The new facility has a full-sized gymnasium, meeting and program spaces, game and activity area, a weight room, dance studio, kitchen and computer lab. The expanded facility offers senior programs that were previously not possible because of space limitations in the former center. The proposed expansion and renovation of the Jerome

"Buddie" Ford Nature Center includes additional activity spaces so that senior programs can be added to the program calendar. A total of \$825,000 has been recommended for this facility in the City's capital budget for 2000-2007.

In addition, an ad hoc Multi-Purpose Senior Center Committee, comprised of members of the Commission on Aging, the staff of the Department of Parks, Recreation and Cultural Activities and the Office of Aging and Adult Services, and two private, non-profit senior centers, continue to work with staff to identify and prioritize requested improvements and projects designed to serve senior residents.

A recreation/leisure needs assessment is proposed in the City's current Capital Improvement Program. The study will assist Department staff in their efforts to define and prioritize future facilities and programs. Services and facilities for seniors will be an important element of this study.

Parks and Recreational Facilities

The City's proposed FY2002-2007 Capital Improvement budget includes \$250,000 annually to renovate/expand existing recreational facilities, including funding for the Durant Center and for initial plans for the renovation and expansion of the Jerome "Buddie" Ford Nature Center as stated above. An action plan for outdoor pool renovation was established in FY2001 and will be implemented during the next several years.

The Durant Center, located at 1605 Cameron Street, has a number of important community uses. The Center serves children in after-school and summer recreation programs; houses the offices and programs of the Department of Recreation, Parks and Cultural Activities' Therapeutic Recreation Section; provides space for senior classes and activities; serves as meeting space for a variety of performing arts and civic groups in the evening, and is rented out on the weekends to City residents for wedding and anniversary receptions, birthday parties, and other special occasions. The design for the renovation and expansion of the facility includes space for all of the current activities, as well as classroom/activity space that will be shared with Jefferson-Houston Elementary School, located next door to the Center. The shared space will be available to teachers and students during the day and then for recreation programs and activities in the evenings and on weekends. Approximately \$2,060,000 is budgeted for this project; the final design work will be completed in the spring of 2001, and construction is scheduled to begin in FY 2002.

The Landscaping of Public Sites Project provides for the planting of street trees throughout the City on a replacement basis as well as through a cost share arrangement. Through grants, staff has been able to implement four major street tree planting initiatives in Potomac East and West.

In a major addition to the City's park inventory, two parks located on the property previously known as Cameron Station were completed in FY2001. The \$3,350,000 construction of these parks added a total of 63 acres of park land to the City. Ben Brenman Park, 53 acres at the eastern section of the property, offers little league, soccer and softball fields. A small amphitheater, an urban plaza with a concession and restroom facilities, a lake, and open green space are part of the offering. Ten acres at the western edge of the development, now known as Armistead L. Boothe Park, provide a softball field with a youth soccer field overlay, multi-purpose tennis/basketball courts, volleyball pit, and children's play equipment. Programs at these sites began in FY2001. These two parks will provide area residents

with a tranquil setting, a luxury in an urban environment.

Structural improvements and renovations to two non-City public facilities, the Alexandria-Olympic Boys and Girls Club and This Way House, a runaway teen shelter operated by The Campagna Center, are also planned for FY2002. For the Boys and Girls Club, in June 2000 Council approved the use of \$13,175 in non-federal program income to fund an architectural and engineering feasibility study for the construction of an outside stairwell to the top floor of the Club's facility at 401 N. Payne Street. The Club decided to proceed with the construction, and in March 2001 Council allocated \$142,954 in CDBG monies to fund the project. Construction of the stairwell, which is expected to be completed in FY2002, will enable the Boys and Girls Club to expand its recreational programming by enabling safe emergency egress from the building's upper floor. Currently, the Club cannot use the upper floor because there is no fire escape or outside stairwell for emergency egress. The proposed CDBG budget in this Action Plan also includes \$20,000 in CDBG carryover funds to rehabilitate the building and grounds at This Way House.

Infrastructure Improvements

Streets and Sidewalks

The City's Department of Transportation and Environmental Services (T&ES) will undertake one major street improvement project and a number of smaller projects in the target areas during the FY2002. The major project is the completion of streetscaping of Powhatan Street from Washington Street to Slaters Lane, which began in FY2001. Smaller projects include the construction of wheelchair access ramps on sidewalks in Potomac East and Potomac West (\$50,000); rehabilitation of the pedestrian walkway connecting Landover Street and W. Glebe Road in Potomac West, including the installation of safety lighting (\$80,000); and joint seal repairs at the Jefferson Davis Highway/Four Mile Run and Eisenhower Avenue/Cameron Run bridges (\$10,000).

Other Infrastructure Improvements

In addition to street and sidewalk improvements, the T&ES Capital Improvement Plan budget for FY2002 includes \$820,000 for storm and sanitary sewer improvements, including sanitary sewer line replacements in Potomac West, the continuation of the Four Mile Run Sanitary Sewer Shed Infiltration and Inflow Study, and improvements to storm sewers at the intersection of E. Glebe Road and Commonwealth Avenue. In addition, T&ES has budgeted some \$1.5 million for improvements to street lighting and electrical undergrounding in Potomac West.

■ II.B.2. Public Service Needs

Senior Services

The Care Coordination Unit of the City's Office of Aging and Adult Services in the Department of Human Services operates the Companion Services Program, which helps low-income elderly and disabled citizens remain in their own homes by assisting with grocery shopping, food preparation, house cleaning, laundry, and some personal care such as bathing and grooming. These services are

provided to prevent the avoidable institutionalization of the elderly. As of March 2001, the program was serving 155 individuals per month with another nine persons on the waiting list for services. The Department of Human Services is proposing to address the waiting list in FY2002 by raising the compensation level for the companion contractors who provide the service.

Accessibility for Persons with Disabilities

Although no separate figures are available, the City expends considerable effort in the installation of handicapped-access ramps on City sidewalks. New and replacement sidewalks are constructed using a variety of funding sources: the street maintenance section of the City operating budget; State road maintenance funds; developer "in-kind" improvements; utility company replacement of damaged City property; and citizen payments for specific construction.

Americans with Disabilities Act (ADA) requirements for ramps at intersections have been addressed by the City for over twenty years. Whenever an existing curb or a sidewalk has to be replaced, or a new sidewalk is installed, a handicapped ramp is automatically made part of the installation. By these means, a majority of the City's intersections are currently in compliance with ADA requirements.

The City also operates the U.S. Department of Transportation (DOT) paratransit program to meet the ADA requirements for paratransit service. It is operated by the private sector under contract to the City. The service providers collect and retain the fares charged the passenger, and the City subsidizes the difference between the trip cost and the fare collected. The City also participates in the regional Metro access program, operated under the auspices of the Washington Metropolitan Area Transit Authority. Metro access provides curb-to-curb service for persons with disabilities who cannot use regular public transportation and have been certified eligible to use paratransit service. For FY2002, the Department of Transportation and Environmental Services anticipates spending an estimated \$850,000 for these activities.

Youth Services

The City's Office of Youth Prevention Services plans, coordinates and advocates for the provision of services to promote positive development and prevent delinquency among Alexandria's children and youth. The Office works with City and private youth-serving agencies to identify service needs, avoid duplication and develop strategies to address youth-related issues. The Office is funded through state, local and private sources. Programs and services provided directly or through outside contracts include: Project Discovery, a community-based dropout prevention program, which encourages lower income and minority youth to complete high school and pursue post-secondary education; Job Club, a pre-employment skill development program; Alternative to Home Suspension Program, which provides suspended middle school students with school credit, tutorial services, group counseling and decision-making skills; Community Services/Restitution Program (CSP), which provides juvenile offenders the opportunity to make restitution for offenses committed through community service placements; Volunteer Services, which develops resources, encourages citizen involvement, and promotes public-private collaborations to help families and individuals served by the Department of Human Services; and strategies to address teen pregnancy. During FY2002, the Office of Youth Prevention Services will provide the services described herein with state, local and private monies totaling approximately \$489,954.

Child Welfare Services

The Department of Human Services' Division of Family Services has proposed an FY2002 budget of \$3,368,988 to provide social services to Alexandrians to strengthen family life and protect children from abuse, neglect, and exploitation. Citizen input on the City's child welfare services is provided via the Social Services Advisory Board. The major programmatic areas in the area are adoption, foster care, child protective services and youth prevention services.

Child Care Services

The Department of Human Services' childcare assistance programs provide financial assistance to low-income families through payments to child care providers. Assistance is provided to families currently receiving or transitioning off Temporary Assistance to Needy Families (TANF), Virginia's post-welfare-reform replacement for the AFDC program. Families currently receiving TANF are provided childcare assistance support entry into the workforce. TANF families leaving public assistance are eligible to receive an additional year of child care assistance to assist in their transition from welfare to work. In addition, through the Child Day Care Fee System, the City provides child care assistance to low-income families that may or may not have received public assistance. For FY2002, the Department of Human Services will expend \$9,610,477 for these services.

The Office of Early Childhood Development also offers guidance to families in locating and securing quality child care and provides training and support services to family child care homes and child care centers. The City provides funding for numerous early childhood education and child care programs through several funding sources and accounts such as the City's Children's Fund, which generates local matching funds as well as funding for comprehensive services to at-risk families and children.

Employment and Training

Beginning July 1, 2000, the Workforce Investment Act of 1998 (WIA) was put into place as the national workforce preparation and employment system. Designed to meet the needs of employers and job seekers, WIA, with its "work first" emphasis, established a new approach to the delivery of service to those who want to further their careers. The legislation is based on the following elements which will be continued in FY2002.

- ▶ All programs must be designed and managed at the local level where the needs of businesses and individuals are best understood.
- ▶ Customers must be able to conveniently access the employment, education, training, and information services they need at a single "One Stop Center", convenient to their neighborhoods.
- ▶ Customers should have choices in deciding the training program that best fit their needs and the organizations that will provide the services. They should have control over their own career development.

- ▶ Customers have a right to information about how well training providers succeed in preparing people for jobs. Training providers will provide information on their success rates at the One Stop Center.
- ▶ The Workforce Investment Board (WIB) made up of local business leaders will provide information, leadership, and play an active role in ensuring that the system prepares people for current and future jobs.

In Alexandria, *JobLink* is the One Stop Center for this new service delivery system.

Substance Abuse Services

The Alexandria Community Services Board (ACSB) provides a range of services for persons with substance abuse problems, from counseling to residential detoxification services. The ACSB estimates that the cost of providing these services in FY2002 will be approximately \$5.5 million.

Fair Housing Activities

The City conducts fair housing testing to determine the presence of discrimination in the rental housing industry. Paid testers have contacted apartment complexes, real estate firms and mortgage lenders posing as potential applicants to test for discrimination based on race, familial or disability status and sexual orientation. City staff have met with the owners and managers of apartment complexes and real estate firms with less serious problems of discrimination discovered during testing, and have filed complaints with the City of Alexandria Human Rights Office concerning more serious, repetitive problems. During the testing for discrimination against persons with disabilities, the City discovered numerous problems with a lack of understanding concerning the rights of mobility-impaired persons to request physical modifications to the unit of their choice. Consequently, the City conducted more training in this area for apartment managers and realtors, including a program which provides City staff to train the employees of real estate and property management companies on-site at locations in the City. During the next five years the City plans to continue testing for discrimination in a variety of areas.

Finally, the City provides fair housing information to tenants and landlords through two free publications, *The Alexandria Guide to Landlord-Tenant Laws and Policies* and *Tenant Orientation Handbook*. The Office of Housing's FY2002 budget for the Fair Housing Testing Program is \$44,414.

Landlord/Tenant Mediation

The City provides landlord-tenant complaint mediation and information on local and state landlord-tenant laws. Alexandria also has a nine-member Landlord-Tenant Relations Board which attempts mediation and resolution of major disputes involving many parties. The Board also organizes a regular educational seminar for apartment managers and is active in local and state policies and legislation. As stated previously, as compared to other cities in the Northern Virginia region and the nation as a whole, Alexandria has one of the highest percentages of renter-occupied (as opposed to owner-occupied) housing units. Consequently, the need for landlord-tenant counseling and mediation activities is expected to continue. The Office of Housing's projected FY2002 budget for these services

is \$207,749.

■ II.B.3. Historic Preservation

The City anticipates the rehabilitation of two homes in the Parker Gray Historic District to be funded through the City's Home Rehabilitation Loan Program during FY2002. The estimated cost of these projects is approximately \$220,000.

■ II.B.4. Economic Development

As discussed in the Consolidated Plan, one of the City's major objectives in the coming five years is the continued revitalization of the Mt. Vernon Avenue and Route 1/Jefferson Davis Highway commercial corridors to provide employment and commercial opportunities for the adjacent neighborhoods. The state Enterprise Zone Program is a tool designed to assist in accomplishing this objective. The program offers new and existing businesses local incentives such as local technical assistance, infrastructure development, and small business financing opportunities, as well as significant state tax credits and grants.

The City and the Alexandria Economic Development Partnership, Inc. (AEDP) continue to work closely with various prospects to secure additional anchor businesses for the vacant Datatel site, an office facility located on the northern end of Mt. Vernon Avenue in Arlandria that is currently being marketed by AEDP. The vacant property that was formerly a Safeway grocery store is under new ownership and the new owner is working closely with AEDP to recruit new businesses to the site. Both of these properties are located in the state Enterprise Zone, which the City has targeted for revitalization. AEDP continues to work with various City task forces in reaching the community goals and the owners objectives for these sites. The efforts for these sites will set the stage for adjacent sites and properties.

Program objectives in the Enterprise Zone include increasing area employment, stabilizing the commercial tax base, increasing property values an average of five percent annually, and increasing the number of retail or local service establishments by two locations per year along the Mt. Vernon Avenue. General Fund monies in the approximate amount of \$475,000 are allocated to the AEDP each year to continue the joint effort of the City and AEDP to attract, expand, and retain business opportunities in the City.

No new funding is proposed for the Business Assistance Loan Program during FY2002 due to a lack of applications for funding (none have been received since 1998). Staff expects to recommend the reallocation of the remaining funds in this program to other activities.

Energy Efficiency Improvements

The City's Office of Housing and the Code Enforcement Bureau estimate that approximately 25 housing units in the City's target areas are in need or will be in need of energy efficiency improvements during the City's FY2002. To the extent that these homes have low-income owner occupants, they are eligible for assistance under the City's Home Rehabilitation Loan Program.

Code Enforcement and Blight Abatement

The City's Blighting Influences Program addresses vacant housing units that have become blighting influences within the Potomac West Neighborhood Strategy Area, the Potomac East Conservation District, and the Southwest Quadrant Rehabilitation District (within Potomac East). These areas have been targeted due to the number of substandard units as compared to other areas of the City. Additionally, according to the 1990 Census, 26% of the housing units in Potomac East and 25% of the housing units in Potomac West are in structures built prior to 1940, compared to 11% citywide. The Office of Housing anticipates monitoring 10 properties in Potomac East and Potomac West via the City's Blighting Influences List during FY2002. The list is compiled for the purpose of targeting blighting influences for special attention, including City acquisition if the blight is not removed by the owners. It is projected that \$117,303 in CDBG monies will be disbursed for this program in the City's FY2002. The City's Code Enforcement Bureau will continue its aggressive monitoring of properties throughout the City for compliance with building codes. The City's estimated cost to provide these services in the target areas is between \$40,000 and \$45,000 per year.

The City's Spot Blight Abatement program, administered by the Code Enforcement Bureau, will also continue in FY2002. Under this program, the City may designate a property as blighted if it exhibits identified conditions that are deemed detrimental to health, safety and welfare of the community. This program addresses deteriorated properties in areas of the City outside the established Blighting Influences target areas. When such properties are designated as blighted, the owner is given 30 days in which to present to the City Manager a plan to eliminate within a reasonable period of time the conditions that resulted in the determination of blight. If the owner fails to comply, the City Manager may request that the Planning Commission conduct a public hearing to determine options for what might be done with the property. At the public hearing, the City will present a disposition plan for the property which may include either repair, acquisition and repair, or demolition of the property based on the condition of the property and the outcome of the public hearing. Should the City's intervention be necessary in order to address the blight, the City will attempt to recover its costs from the property owner.

Section III Other Activities to be Undertaken

This section describes actions to be taken, as required by the Consolidated Plan regulations, to address issues of particular concern to HUD. These include barriers to affordable housing, the effects of lead-based paint, coordination between public and private agencies providing housing and human services, efforts to reduce poverty, and others.

■ III.A. Actions to Address Obstacles to Meeting Underserved Needs

HUD requires that the City discuss in its Consolidated Plan the actions it plans to take to meet underserved needs. While the analysis contained in the Consolidated Plan documents unmet need in a variety of areas, the City draws a distinction between unmet and underserved needs; all unmet needs

are not necessarily underserved. Certain needs can be (and have been) addressed with millions of dollars of resources for decade after decade, but are unlikely to ever be fully met; no matter how much assisted housing is provided, there will, in all likelihood, always be a waiting list. While the current inventory of assisted rental housing cannot serve everyone in need of such housing, the City does not consider this need to be underserved because of the considerable resources devoted to serving this need and the comparatively large share of the City's total occupied housing stock (7.5%) and occupied rental housing stock (12.3%) devoted to assisted rental housing in Alexandria. The Consolidated Plan describes in detail the organizations and resources in the City that provide large numbers of affordable housing units, homeless beds and a wide array of services designed to serve Alexandrians.

Despite significant private and public efforts to create a vital urban environment in which decent housing for local residents is the rule, some housing needs, particularly homeownership, are currently underserved. As previously discussed in this document, according to the 1990 Census, 40.5% of Alexandria's housing units are owner-occupied, with 59.5% renter-occupied. This percentage placed Alexandria at 17th in the nation at the time of the Census with regard to renter occupancy, higher than any other Northern Virginia jurisdiction and well above state and national averages. Therefore, it is the City's policy to promote opportunities to achieve homeownership. There are many prospective homebuyers of modest means who could satisfy homeownership needs without creating an excessive burden on public resources.

Many moderate-income households who are currently renting may fall just short of earning incomes sufficient to be able to purchase affordable housing and could use relatively minor public and/or private financial assistance with downpayment and closing costs to make up for the shortfall. For example, in the City's January 2001 Apartment Survey, the average rent for a two-bedroom, private market unit in Alexandria was \$1,176 per month, requiring an annual income of \$47,040 if housing costs do not exceed 30% of income. Based on an FHA 6.75%, 30-year fixed-rate loan and the assumption that principal, interest, taxes, and insurance costs did not exceed 30% of income, this same household could reasonably afford to purchase a home valued at \$126,800 (including a \$180 per month condo fee). According to the Office of Real Estate Assessments, 8,901 single-family homes and condominiums, or 25.3% of all single-family homes and condominiums in the City, were assessed at or below \$100,000 in calendar year 2001.

The City's housing policies include incentives to encourage homeownership. However, despite measures to close the gap between required income and access to private market housing, some household members may lack the knowledge or the confidence that homeownership is achievable. Homeownership counseling and homeownership fairs are designed to remove obstacles and to explore ways through which households can redirect their limited resources toward owning their own property. The Office of Housing has implemented a Homeownership Counseling program component that will continue into FY2002, as will the annual City-sponsored Homeownership Fair.

■ **III.B. Actions to Foster and Maintain Affordable Housing**

The Affordable Housing Policy and Housing Trust Fund

The City has an Affordable Housing Policy which was adopted in January 1993. The Policy formalized

an existing informal process of encouraging set-aside housing units or obtaining contributions from private developers. It sets forth the City's framework for the provision of affordable housing, and establishes guidelines governing residential and commercial developer participation in affordable housing. For rental housing, the City's primary goal is to preserve the existing supply of public housing and replacement units covered by Resolution 830. In terms of homeownership, the primary goal is to assist households with incomes between 50% of the median income for the area (currently \$42,000 for a family of four) and the Virginia Housing Development Authority's maximum income limit (currently \$79,500 for three or more persons).

The policy also established guidelines for developer participation in affordable housing. Developers of any new residential, commercial, or other property are requested to make a voluntary contribution of \$.50 per gross square foot to the City's Housing Trust Fund. If zoning concessions are requested from the City and/or the developer desires to provide an alternative to the cash contribution, developers are requested to submit an Affordable Housing Plan for City approval. The policy established the Affordable Housing Advisory Committee which advises City Council on issues regarding the Affordable Housing Policy, the Housing Trust Fund and the preservation and promotion of affordable housing. The Committee includes representatives from a cross-section of interests, including professionals from the real estate, finance, and legal professions; a builder/developer; a landlord; a homeowner; the ARHA Board of Commissioners; the religious community; a civic association; a renter; a City employer, and a group interested in the promotion of affordable housing.

The City estimates the unreserved balance of the Housing Trust Fund to increase by over \$1 million in developer contributions and interest accrual during the Action Plan period, based on Department of Planning and Zoning staff estimates of project completion schedules. Housing Trust Fund monies have been committed for several projects which are discussed in the applicable areas of Section B, "Planned Activities to be Undertaken."

Resolution 830

The City has long held the preservation of its existing assisted housing stock as one of its highest priorities. Under the previously-described joint agreement between City Council and ARHA known as Resolution 830, the City is committed to maintaining a minimum of 1,150 units of public and publicly assisted housing. This figure reflects the number of public housing units in the City in 1982 when a similar resolution was amended to become Resolution 830.

In September 1996, ARHA issued a Request for Proposals aimed at soliciting redevelopment proposals for the Samuel Madden Homes/Downtown public housing project. On December 31, 1996, ARHA received five proposals in response to its RFP for a mixed-income, mixed-density redevelopment on the site, which currently contains 100 units of public housing. In June 1997, North Village L.L.C. was selected by the ARHA Board of Commissioners as the preferred developer for the project, and in 1998 ARHA received an allocation of \$6.7 million in HOPE VI grant funds from HUD for the planned redevelopment.

HUD demolition and disposition regulations required ARHA to extend an offer of sale for Samuel Madden Homes Downtown to the resident organization. After a dispute as to the appropriate tenant organization was resolved in May 1998 in favor of the Alexandria Resident Council (ARC) as opposed

to the residents at the affected development (Samuel Madden Homes Tenant Council), ARHA invited and received a redevelopment proposal from ARC. ARHA reviewed the proposal, but determined in November 1998 that the ARC proposal failed to meet the requirements detailed in the Request for Proposals. ARC filed a Rule to Show Cause against ARHA for monetary sanctions, and the court referred the matter to the Department of Housing and Urban Development (HUD) for an administrative review. In March 1999, HUD determined that ARC's proposal materially met the terms of sale as established by ARHA with the exception of a firm financial commitment. ARC submitted an updated proposal to establish firm financing commitments, but this proposal was rejected in August 1999 by the ARHA Board of Commissioners. From late 1999 through the summer of 2000, ARHA unsuccessfully sought to reach an agreement with the ARC/Telesis team. Subsequently, in the summer of 2000, the U.S. District Court decision mandating ARHA to negotiate with ARC/Telesis was overturned by the Fourth Circuit Court of Appeals, and the Fourth Circuit's decision was later affirmed by a U.S. Supreme Court decision not to review the case. As a result, in the fall of 2000, ARHA began preliminary negotiations with the North Village development team, but in the ensuing discussions ARHA and North Village have been unable to come to an agreement on the number and type of housing units that should be constructed on the site. The current status of the Samuel Madden redevelopment project is uncertain – because of the disagreements, North Village L.L.C. withdrew its redevelopment proposal in late March 2001.

The Affordable Housing Task Force

At the City Council's public hearing on the 2000-2005 Consolidated Plan held on April 15, 2000, a number of Alexandria residents expressed their concern about the shrinking number of affordable housing units, both for sale and for rent, in the City. As a result, at the City Council's FY2001 retreat in October 2000, the City Manager proposed the development of an Affordable Housing Task Force to study the issue of affordable housing and make recommendations to City Council on the future direction of City housing policy.

The Affordable Housing Task Force is comprised of two members of City Council, the City Manager, two members of the Affordable Housing Advisory Committee, a developer of affordable housing, a representative from the real estate sector, a housing finance expert, and the directors of the City's Office of Housing and Department of Planning and Zoning. At the Task Force's first meeting on January 11, 2001, the group voted to form two subcommittees. One subcommittee was tasked with developing recommendations to facilitate the construction and rehabilitation of affordable housing. The other subcommittee was charged with making recommendations for providing assistance to individual households, both for rental and sales units. The interim Task Force report incorporating the recommendations of both subcommittees will form the basis for a discussion of housing policy goals and strategies at a Housing Summit to be held on May 19, 2001. Following the Summit, the recommendations will be refined based on the input received, and the revised report will be released for public hearing and City Council consideration in the fall of 2001.

■ III.C. Actions to Remove Barriers to Affordable Housing

In the first Five-Year Consolidated Plan submitted in 1995, the City discussed public policies that the Developer Subcommittee of the Ad Hoc Affordable Housing Advisory Committee identified as barriers

to developing affordable housing. The City has considered these issues and concerns, and, as discussed in the Strategic Five-Year Plan of the Consolidated Plan, concluded that the current policies regarding planning and zoning are appropriate and necessary. Therefore, the City has not identified any barriers to affordable housing requiring that action be taken for removal.

■ III.D. Actions to Evaluate and Reduce Lead-Based Paint Hazards

In response to the September 15, 2000 effective date of HUD's Title X regulations on lead-based paint, the Office of Housing developed procedures to ensure that City programs are operating in accordance with the regulation. When deteriorated paint is identified for units being purchased through the HAP program, the Alexandria Health Department conducts lead-based paint risk assessments with a lead-based paint analyzer purchased with CDBG funds several years ago. Also, all HAP purchasers are provided with a copy of the Environmental Protection Agency pamphlet "Protect Your Family From Lead in Your Home" and must receive a disclosure form from the seller noting any known presence of lead-based paint. Units identified for purchase must be visually inspected for scaling, cracked, peeling or chipped paint by a certified risk assessor or Housing Quality Standard (HQS) inspector trained in visual assessment.

For cases in which deteriorated paint surfaces are identified, the City now requires that such surfaces be stabilized before the homebuyer moves into the home. Such work must be conducted using safe work practices, and clearance testing must be conducted to determine that the lead hazard activities are complete. Prior to loan closing, and within 15 calendar days of the completion of lead hazard reduction activities, the homebuyer must be notified of the results of the results of the clearance examination in a detailed report.

Assessments are also conducted when painted surfaces are to be disturbed or replaced through the City's Home Rehabilitation Loan Program. All costs associated with soil analysis tests (which must be done by the state) and the abatement of lead-based paint hazards will be included as part of the client's rehabilitation loan. The level of assistance being provided determines the actions to be taken to meet the requirements of the Title X regulations. The federal requirements are related to the amount of federal assistance and are broken down into three categories:

- ▶ Assistance of \$5,000 or less: Conduct paint testing on the painted surfaces to be disturbed or replaced during rehabilitation and repair any paint that is disturbed. Perform clearance examination of worksite in accordance with HUD regulations. Clearance is not required if rehabilitation did not disturb painted surfaces of a total area more than 20 square feet on the exterior and two square feet on the interior in any one room.
- ▶ Assistance of \$5,001-\$25,000: Conduct paint testing on the painted surfaces to be disturbed or replaced during rehabilitation. Perform a risk assessment to include exterior painted surfaces, and perform interim controls on all lead-based paint hazards identified.
- ▶ Assistance of \$25,000 or greater: Conduct paint testing on the painted surfaces to be disturbed or replaced during rehabilitation and perform a risk assessment to include exterior painted surfaces. Abate all lead-based hazards identified by the paint testing or risk assessment and any

lead-based paint hazards created as a result of the rehabilitation work. Interim controls are acceptable on exterior surfaces that are not disturbed by rehabilitation. This would refer to items that may be identified in the risk assessment but are not included in the scope of work for rehabilitation.

The level of hazard reduction depends on the level of assistance as listed above. Specific actions required are defined as follows:

Repair of Paint Disturbed During Rehabilitation: Regulations require repairing disturbed paint and applying a new coat of paint.

Interim Controls and Standard Treatments: Regulations require addressing friction and impact surfaces, creating smooth and cleanable surfaces, encapsulation, removing or covering lead-based paint components, and paint stabilization.

Abatement: Regulations require permanently removing lead-based paint hazards, often through paint and component removal and enclosure.

Safe Work Practices: Safe work practices must be used for all work on lead-based paint surfaces. Safe work practices are required on interior surfaces larger than two square feet and on exterior surfaces larger than 20 square feet.

Clearance: Clearance must be performed by a certified professional to check if rehabilitated units are safe for future occupants.

All testing and risk assessments must be conducted by a certified lead-based paint inspector and a certified risk assessor. All applicants must have their homes tested for lead-based paint and have a risk assessment conducted when federal funds exceed \$5,000. Testing on homes with federal assistance of \$5,000 or less will depend upon the type of work proposed for rehabilitation. All initial meetings with the client and architect will include a discussion on the lead-based paint implications and requirements that may result in additional rehabilitation work and cost that was not anticipated by the client.

The Health Department will continue its lead screening program for children at a projected cost of \$1,800 in the City's FY2002. An estimated 500 tests will be conducted to determine if the lead level of Alexandria children is above acceptable levels (10 µg/dl). Follow-up procedures for children determined to have an unacceptable amount of lead will be carried out. A minimum of 10 tests will be conducted on suspect housing structures in the City during the FY2002 program year, using its lead-based paint analyzer. The Health Department continues to agree to conduct as many lead paint inspections as required by HUD for certain properties. Additionally, ARHA will continue lead-based paint abatement in its public housing properties built before 1978 where initial testing has indicated a presence of lead-based paint hazards.

■ III.D. Actions to Reduce the Number of Poverty Level Families

The City's strategy regarding assistance to households with incomes below the federal poverty line is generally to support those programs, within available funds, that will help reduce the number of these households by improving their economic status through education, job training and job placement, and other support services. Many of the supportive housing and services for the extremely-low and low-income as previously described in this Plan, especially those for homeless and at-risk persons, also coincide with this strategy. As noted, many of the City programs and services are offered in coordination with other public, private and non-profit organizations. Non-housing programs that are part of the City's anti-poverty strategy are discussed below. These programs will continue during the next year.

In addition to the *JobLink* and *Alexandria Works!* programs described earlier, the City's Office of Employment Training (OET) sponsors two employment programs for youth, one funded by the City and one with federal funds. The Summer Jobs for Alexandria Youth Program (SJAY) is sponsored by the City Council, the Alexandria Chamber of Commerce and the Alexandria Commission on Employment. The program provides employment training and workplace experience in the private sector for Alexandria youth ages 16 to 21, who are paid from \$5.15 to \$13 an hour. OET will build on the ongoing partnership with the private sector to expand the number of employment opportunities provided by employers willing and able to pay the participants' wages and provide a positive experience. Staff project that in FY2002 the SJAY program will place 150 youth in paid employment with 90 private-sector employers.

In addition to the Summer Jobs for Alexandria Youth Program, an additional federally-funded summer job placement program is available to extremely low-income youth (with household incomes of \$19,000 or less for a family of four) ages 14 to 21. This program provides employment mostly in City government and non-profit organizations in the City. The youths' salaries are paid by the program using federal funding. This program anticipates placing 80 youth in FY2002.

■ III.E. Actions to Develop the Institutional Structure

The organizational structure for carrying out the City of Alexandria's affordable and supportive housing strategy is well-developed and involves a variety of public and private entities. This formal structure is very effective in implementing activities and programs to meet community needs.

The City government, public agencies such as ARHA, and the network of private provider agencies which offer supportive services in collaboration with public agencies aggressively pursue opportunities that will provide additional resources for particular steps on the continuum of services. The City's especially strong commitment to developing resources for programs that foster self-sufficiency and homeownership opportunities remains the cornerstone of its strategy to further develop the institutional structure. As noted in the Five-Year Strategic Plan section of the 2000-2005 Consolidated Plan, the City has implemented a homeownership counseling program for all applicants and prospective applicants to the Homeownership Assistance Program (HAP) and the Moderate Income Homeownership Program (MIHP), to better prepare them for the responsibilities of homeownership. The City also continues to sponsor its annual homeownership fair to provide information and

assistance to residents about purchasing a home. In addition, as of this writing the aforementioned City Manager's Affordable Housing Task Force is reviewing the City's continuum of housing-related programs and services to determine if changes to those programs are warranted.

■ **III.F. Coordination Between Public and Private Housing and Social Service Agencies**

Public and private agencies in Alexandria will continue to effectively coordinate their efforts in meeting the housing and support service needs of its citizens. There are many methods through which extensive coordination currently occurs, some of which have been discussed previously in Section II, in subsections entitled "Service Delivery and Management." Additional collaborative efforts taking place in the community are described below.

- ▶ Provision of services to the homeless and the development of Alexandria's Continuum of Care for homeless services is coordinated by the Department of Human Services' Office of Community Services (OCS) via the previously-described Homeless Services Coordinating Committee (HSCC). HSCC links City agencies (the OCS, the Health Department, the Office of Employment Training, Housing, and Mental Health, Mental Retardation, and Substance Abuse) with shelter providers and other homeless-serving non-profit organizations in Alexandria. Via its monthly meeting, HSCC shares information, prioritizes service needs and performs planning tasks to implement the City's strategy to combat homelessness.
- ▶ The Northern Virginia Coalition for the Homeless, comprised of representatives of the Northern Virginia jurisdictions and homeless service providers, will continue to address homelessness issues and concerns on a regional basis.
- ▶ Supportive services for the elderly will continue to be coordinated by the Alexandria Long Term Care Coordinating Committee, which includes members from every public and private organization that serves the elderly's long-term care needs.
- ▶ As discussed previously in Section II.A.6, the a study group including representatives of the City, the Commission on Aging, ARHA, Alexandria Hospital and the privately-owned Annie B. Rose House is currently assessing the need for assisted living among low-income seniors in the City and reviewing models of assisted living programs around the area. Representatives of the Long Term Care Coordinating Committee also participate on the study group.
- ▶ ARHA and City agencies also frequently, and informally, coordinate their efforts to serve the public housing residents. In addition, the Family Self-Sufficiency Coordinating Group, with representatives from ARHA, City agencies and community members, coordinates service delivery efforts.
- ▶ The Department of Human Services, Whitman-Walker Clinic of Northern Virginia and Northern Virginia AIDS Ministry coordinate an array of services provided to persons with HIV/AIDS through each individual client's respective case manager. The Health Department, Hopkins House and other organizations are also involved in providing HIV/AIDS-related

services. Support services are coordinated regionally via the Northern Virginia HIV Consortium, which is supported by the Northern Virginia Regional Commission (NVRC). NVRC also distributes the region's HOPWA funding to participation jurisdictions.

■ **III.G. Fostering of Public Housing Improvements and Resident Initiatives**

Public Housing Improvements

ARHA is committed to the provision of decent, safe and sanitary housing and has placed a high priority on addressing code deficiencies and replacing essential items in its housing developments. Comprehensive Grant Program and Capital Funds of approximately \$5.1 million (\$2.9 of carryover funds and \$1.6 million in FY2001 funds) will be used during the City's FY2001 for improvements to public housing. These funds will be utilized for renovations at several public housing sites. To supplement these funds, ARHA has made application to the City of Alexandria for CDBG monies in the amount of \$531,714 for improvements at the Jefferson Village public housing development. The application is currently under consideration.

ARHA Resident Initiatives

ARHA established its Social Services Division in 1999 to implement structured programs emphasizing education, training, and employment. The mission of the division is to address the service needs of public housing families in a holistic manner and enable TANF recipients, hard-to-employ persons, and low-income residents to break the cycle of dependency through a range of training and employment services. The goals are to help residents of ARHA housing to gain economic self-sufficiency and financial independence through better-paying jobs and/or their own businesses.

The Social Services Division also addresses safety concerns within the ARHA community through prevention activities to reduce crime and substance abuse and improve resident safety. Much of the impetus for these services comes from outside the ARHA developments, and the efforts are as much or more to protect the local ARHA community as to find ARHA residents in violation of the law.

The Social Services Division's programs are funded through grants from the U.S. Department of Labor, the U.S. Department of Housing and Urban Development, the U.S. Department of Justice, and the Office of Aging. Matching funds are provided by ARHA. The division is constantly pursuing grant funds, usually in competition with other public housing authorities, local and state governments, and nonprofit organizations.

The following are descriptions of services provided by the Social Services Division.

Public Housing Drug Elimination Program: The Public Housing Drug Elimination Program (PHDEP) works to reduce drug use and drug-related crime in and around the public housing community through prevention, intervention, treatment, structured aftercare, and support systems. The program's coordinator works with the ARHA Resident Police Officers, non-resident Alexandria Police officers, and ARHA off-duty officers to reduce crime, with the assistance of public and assisted housing residents via neighborhood watches and resident foot patrols.

The PHDEP coordinator has developed many contacts in the community to provide residents with assistance and to implement the PHDEP objectives. Local agencies, businesses, nonprofit organizations, colleges and universities, and community groups have been identified to provide supplemental services, treatment planning, and family support services. These entities provide outreach activities to market the availability of drug prevention programs to youths and adults in public housing. The ARHA PHDEP program is partnering with the Alexandria Substance Abuse Services in the "Strengthening Families" program, a substance abuse prevention program targeted to families with children ages seven to 11. This program, which is funded by a grant from the Metropolitan Washington Council of Governments, provides 14 weekly two- to three-hour sessions designed to increase family communication. Thirteen adults and 20 children attended their first parent-only and child-only sessions. A Family Resource Learning Center (FRLC) is also funded as a part of the PHDEP grant.

Community Policing and Crime Prevention: ARHA has established a strong relationship with the Alexandria Police Department (APD). In addition to providing a wide array of traditional police services, APD has worked with ARHA to develop a Residential Police Officer (RPO) program in which ARHA provides public housing units to police officers who are assigned to serve that particular public housing community. There are currently four RPOs in the program. APD also provides several community police officers who are engaged in non-traditional policing strategies to prevent drug-related crime and provide prevention programs within the community, including the expeditious eviction of residents engaged in drug-related activities. In addition, ARHA employs off-duty police officers to patrol three designated high-risk housing communities (Samuel Madden, Andrew Adkins, James Bland and James Bland Addition). These officers work closely with the RPOs within these areas. The off-duty officers also patrol other ARHA communities as the need arises.

Welfare-to-Work Efforts: ARHA received a Welfare-to-Work (WtW) grant from the U.S. Department of Labor in January 1999. The Welfare-to-Work program is a work-first program aimed at reaching 250 hard-to-employ TANF recipients of public housing and Section 8. The ARHA program has been dubbed "Success First!" and is housed in the Ladrey Building at 300 Wythe Street.

The Success First Program (SFP) has established an ongoing collaboration with the Department of Human Services' Division of Family Services (DFS) to assure the proper steps are taken in meeting the eligibility requirements of WtW. Verification of participant status, collaboration procedure, and other related matters are being addressed in regular meetings with DFS staff. Partnerships have been established with the DFS, the Virginia Department of Criminal Justice Services, the Private Industry Council (PIC), the Marriott Corporation, Northern Virginia Family Services, and other public and private entities to help ARHA assist TANF recipients and hard-to-employ public housing residents through job placement, training, and supportive services. To date, 94 participants have been placed in unsubsidized jobs.

Resident Opportunity Self-Sufficiency (ROSS): ARHA's application for continued funding under the ROSS grant was not approved by HUD. The grant previously provided employment and training opportunities for public housing residents, who were trained as Home Health Aides to provide needed home health services to elderly and disabled public housing residents. The grant also provided weekend and holiday meals, counseling, case management, and podiatry services for residents of the

Annie B. Rose and Ladrey senior highrises. Discussions about alternative ways to provide these services are currently underway, but the continuation of these services is uncertain at this time.

Youth Leadership Program: The Youth Leadership Program (YLP) provides community service and enrichment programs for school age children that will prepare them for academic success and gainful employment. Social and education programs include intergenerational activities and after-school tutoring. The program hopes to prevent juvenile delinquency by imparting the values of community service, cooperation, and academic excellence to the youth of public housing. YLP focuses its efforts toward building strong educational and enrichment programs for school-aged children to prepare them for the jobs of the future. Collaborations with the Alexandria Public Schools, the Virginia Cooperative Extension and Project Discovery have been formed to enable YLP to identify students in need of academic assistance and to help them access available programs.

ARHA is operating in conjunction with the Alexandria-Olympic Boys and Girls Club which provides for more than 35 children, primarily from Samuel Madden Homes. The Boys and Girls Club program consists of after-school tutoring and homework assistance, computer class time, recreation, etc, provided. Tuesday through Friday from 4 p.m. to 6:30 p.m. There is a long waiting list because the agency van can accommodate only a limited number of passengers. ARHA continues to work on transportation logistics and is trying to expand this program to 60 children, to include youth from other ARHA developments. The YLP coordinator assists with special programs and activities.

Twenty-five ARHA children attend the YMCA for a swimming and tutoring program at the YMCA in an arrangement worked in conjunction with Christ Church. The YMCA transports the children to its facility for a three-hour program three times a week. It is staffed by Christ Church volunteers and ARHA staff and residents. This program is open to all children from public housing who attend Maury, Cora Kelly, and Mt. Vernon Elementary schools. In addition, every fourth Sunday, the youth group from St. Paul's Church conducts a group mentoring program for 25-30 children at the YMCA.

Initiatives have also been developed to foster community involvement and service. Younger children work with senior residents on a community garden and in the Baby Blues Project. Middle school and high school children are referred to nonprofit and community service organizations to work as volunteer interns and to summer jobs available in the Alexandria area.

Family Resource Learning Center: The PHDEP coordinator is also the acting director of the Family Resource Learning Center (FRLC). The center provides a variety of educational, social, and cultural activities for public housing children of all ages. It houses an after-school academic program focusing on the Commonwealth of Virginia Standards of Learning. The center currently serves 52 children on a routine basis, and provides assistance with daily homework, projects, reports, and class preparation. The standards for participation in FRLC programs are quite formal and spelled out in operating procedures. Absenteeism and tardiness are not tolerated, and parents are expected to take an interest in their children's progress.

The Fall program of after-school homework starts in September with 35 elementary students and 20 junior high/high school students. Space is limited, which has required the development of a waiting list. FRLC also has an annual Summer Academic Program, which focuses on Language Arts/Reading, Math, Science, and Social Studies. Certificates are awarded to the children at the completion of the

summer program. A parent organization has been established which meets once a month, and parents who exhibit the most positive participation and assistance with their child also awarded a certificate.

FRLC also includes a one-stop resource and referral center. This was established after numerous residents reported to the center requesting a wide variety of assistance for various problems. FRLC staff makes many referrals for employment, clothing, family court matters, welfare-to-work, GED, etc. and coordinates these efforts with the staff and director of the Social Services Division.

Computer centers are operated at FRLC and the Ladrey High Rise. Residents of all ages use these centers and, when volunteer teachers are available, classes are conducted in basic computer usage.

Senior Services Outreach Program: The Senior Services Outreach program offers an array of services to elderly and disabled residents of the Ladrey High-Rise, the Annie B. Rose House, and ARHA's other public housing units. The Senior Service Coordinator works in concert with local government and private agencies, churches, civic groups, and other community entities to ensure timely delivery of services. Referrals are made to entities which can address residents' medical, dental, mental health, legal, food, clothing, personal care, financial management, social, and spiritual needs. The senior service coordinator also plays an integral role in the monthly Ladrey Rose Coordinating Committee meetings which are held in the Ladrey Conference Room.

More than 2,500 requests for services are handled directly and/or through referrals to the appropriate agency each year. Residents' needs encompass medical/dental care, completion of forms/applications, supportive counseling/mental health, financial assistance, legal, food/personal care, special transportation, fuel assistance, protective services, and holiday/recreational activities. Special activities include exercise classes by INOVA Health Source, a weekly "Think Well, Feel Well" support group, and other group sessions. Attendance at these activities ranges from 12 to 15 residents each week.

The senior services coordinator chairs the Long Term Care Coordinating Committee's work on developing and implementing an effective care management model to provide the necessary for frail elderly until there are affordable assisted living facilities in Northern Virginia.

APPENDIX I

**Federal Application and Certification Forms
Listing of FY2002 Proposed Projects
FY2002 CDBG and HOME Budgets**

- **Application for FFY 2001 Community Development Block Grant and Home Investment Partnerships Program Funds**

This Appendix serves as the City's application for Federal Fiscal Year 2001 Community Development Block Grant (CDBG) and Home Investment Partnerships (HOME) Program funds. For nearly three decades, the City of Alexandria's highest community development priority has been to provide affordable housing opportunities for its low- and moderate-income citizens. Alexandria's 27th year CDBG and FFY 2001 HOME programs reflect the City's continued commitment to that objective.

Since 1975, the City has received \$32,619,000 in CDBG funds, and has utilized the vast majority of funds, along with more than \$14 million in program income and City funds, to address housing needs. With the inception of the HOME Program in 1990, under which the City has received \$5,132,000 since 1992, the City has been able to address additional housing needs.

Together, the CDBG and HOME programs will continue the City's ongoing efforts to provide housing rehabilitation assistance to income-eligible homeowners, homeownership opportunities for low- and moderate-income homebuyers, and transitional housing assistance to homeless families, remove blighting influences, and otherwise address the housing needs of its low- and moderate- income citizens and neighborhoods. In addition, the City will continue its efforts to identify and eradicate illegal housing discrimination, and will assist in efforts to further economic development initiatives in the City's state-designated Enterprise Zone and the Potomac West target area.

As shown on the Table B and C included in this Appendix, the City's total consolidated HUD allocation is for FFY 2001 is \$1,917,000, including \$1,245,000 in CDBG funding and \$672,000 in HOME Program funding. The pages following Tables B and C, labeled "Listing of Proposed Projects," provides information on the proposed use of the CDBG and HOME funds, including a description of each proposed activity, funding sources, proposed accomplishments, information as to whether the activity will benefit the homeless or persons with HIV/AIDS, and the location of the activity. The CDBG-funded activities will include a local code number, the regulatory citation for eligible activities under the CDBG Program as well as the national objective citation. This information is not applicable to HOME Program-funded activities. The Proposed Projects forms were generated through a customized software program called Communities 2020 which is provided by HUD to participating jurisdictions.

Following the Proposed Projects in this Appendix are the certifications which are required as a condition of receiving the federal funds. In addition, the City has included specific HOME Program requirements, which must be part of its application for these funds.

TABLE B

**CDBG 27th Year Proposed Budget
July 1, 2001 - June 30, 2002**

| PROGRAM | 27th Year Grant | Carryover Funds | Program Income | Total Funds Available | Percent of Budget |
|--|-----------------------------------|------------------------|-----------------------|------------------------------|--------------------------|
| Blighting Influences | \$117,303 | | | \$117,303 | 7.1% |
| Boys and Girls Clubs Renovation* | | \$148,954 | | \$148,954 | 9.0% |
| CDBG Program Administration | \$187,607 | | | \$187,607 | 11.4% |
| Eviction Assistance & Furniture Storage * | \$70,000 | | | \$70,000 | 4.2% |
| Fair Housing Testing Program | \$44,414 | | | \$44,414 | 2.7% |
| Home Rehabilitation Loan Program* | \$521,357 | \$223,517 | \$16,783 | \$761,657 | 46.1% |
| Homeownership Assistance Program * | \$85,702 | | | \$85,702 | 5.2% |
| Rental Accessibility Modification Program (RAMP)* | \$115,363 | | | \$115,363 | 7.0% |
| Submissions and Applications for Federal Programs/Public Information | \$9,254 | | | \$9,254 | 0.6% |
| This Way House Improvements* | | \$20,000 | | \$20,000 | 1.2% |
| Transitional Assistance Program* | \$82,000 | | | \$82,000 | 5.0% |
| Winter Shelter* | \$10,000 | | | \$10,000 | 0.6% |
| TOTALS | \$1,243,000 | \$392,471 | \$16,783 | \$1,652,254 | 100.0% |

* These are programs benefitting low- and moderate-income persons. Funds for these programs constitute approximately 82% of non-administrative programs (general administrative costs are presumed to benefit low- and moderate-income persons in the same proportion).

Table C

FFY2001 Home Investment Partnerships Program Proposed Budget
July 1, 2001 - June 30, 2002

| Program | FFY2001 Grant | MATCHING FUNDS | | | |
|---------------------|---------------|-------------------|-------------|-----------------------|-------------------|
| | | City General Fund | Other Match | Total Funds Available | Percent of Budget |
| HOME Administration | \$60,557 | | | \$60,557 | 7.3% |
| HOME Homeownership | \$459,443 | \$16,246 | \$98,615 | \$574,304 | 69.6% |
| HOME Rehabilitation | \$152,000 | \$38,000 | | \$190,000 | 23.0% |
| TOTAL | \$672,000 | \$54,246 | \$98,615 | \$824,861 | 100.0% |

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■ **Specific HOME Program Requirements**

A. Other Forms of Investment

The Consolidated Plan requires that the City describe other forms of investment proposed for use of HOME Program funds that are not included in the HOME Program regulations. The regulations include the following eligible forms of assistance: equity investments; interest-bearing loans or advances; non interest-bearing loans for advances; interest subsidies; deferred payment loans; and grants. The City does not plan to utilize any other additional forms of investment that are not included in the HOME Program regulations.

b. Resale Provisions

The City will provide home purchase assistance in the form of no interest, deferred payment, second trust loans of up to \$25,000. The resale of all HOME-assisted properties during the required affordability period will be governed by the guidelines below which have been previously approved by HUD:

- i. The City's HOME-funded loan shall be repaid in full from the net proceeds of the sale of any HOME-assisted property. If the net proceeds are less than the full amount of the HOME subsidy, the borrower shall pay the net proceeds to the City.
- ii. For resales occurring in the first five years following HOME-assisted purchase, an anti-speculation surcharge will be assessed equal to 25 percent of the loan value in the first year and decreasing by 5 percent in each subsequent year. The applicable surcharge, in combination with the loan repayment, shall not exceed the net proceeds of the sale. The City reserves the right to waive the surcharge in cases where potential speculation is not a factor (e.g., limited equity cooperatives).
- iii. Funds repaid to the City from the sales of HOME-assisted properties shall be used to assist other first-time homebuyers.

■ **CDBG and HOME Requirement**

A. Efforts to Utilize Minority- and Women-Owned Businesses

As part of the City's participation in the CDBG and HOME Programs, outreach efforts to recruit and hire minority- and women-owned businesses will include the following:

1. Obtaining lists of minority and female contractors from the following agencies/organizations:

- Licensing Board of the State of Virginia;
- Virginia Department of Minority Business Enterprise;
- Virginia Regional Minority Supplier Development Council;
- The Minority Business Development Center, District Office;
- Community Development Block Grant programs in the metropolitan Washington Area;
- Minority and Women Business Development Trade Associations; and
- Purchasing Division of the City;

2. Placing advertisements in Washington Metropolitan Area publications and newspapers. The publications will include those targeted to minorities and women;
3. Making routine mailings to contractors to solicit applications from minority contractors. This has been very effective in past minority and women recruiting efforts; and
4. Involving the City's Purchasing Division in our efforts to attract minority contractors. As a result of ongoing efforts by the Office of Housing to recruit minority and women contractors, the City's Home Rehabilitation Loan Program contractor list is comprised of 12 contractors, three (25%) of whom are minorities. One of the two minorities are females. This list will be used, where appropriate, in selecting contractors for HOME-funded activities.

The City has a policy, implemented by the City's Purchasing Agent, to increase opportunities for participation of small minority and women-owned firms in all aspects of procurement. Efforts made to implement the policy include education and outreach to inform potential firms of the City's procurement policies and developing solicitation lists that include qualified small and minority businesses. This written policy is included in the City's "Vendor Guide to Conducting Business with the City of Alexandria." The policy encompasses the Request for Proposal process used to obtain services needed to operate the City's housing programs, especially appraisal and legal services.

The Commonwealth of Virginia selects financial institutions throughout the state to process applications for below market, first trust financing for first-time homebuyers. The City works with agents of these institutions to obtain mortgage financing for participants in the Homeownership Assistance and Moderate Income Homeownership Programs, which provide downpayment, closing cost, and principal writedown assistance. The State seeks out minority-owned financial institutions where they are available, but they are not aware of any in the Northern Virginia area.

In addition, in the Spring of 1997, the City, the Alexandria Chamber of Commerce, and the Small and Minority Business Task Force published the "Guide to Establishing a Small Business." The Guide is a business resource directory which contains information on starting a business in Alexandria, City procurement procedures, business education resources, and on how to access City departments.

■ **CDBG and HOME Program Certifications**

In accordance with the applicable statutes and the regulations governing the consolidated plan regulations, the jurisdiction certifies that:

Affirmatively Further Fair Housing: The jurisdiction will affirmatively further fair housing, which means it will conduct an analysis of impediments to fair housing choice within the jurisdiction, take appropriate actions to overcome the effects of any impediments identified through that analysis, and maintain records reflecting that analysis and actions in this regard.

Anti-displacement and Relocation Plan: It will comply with the acquisition and relocation requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, as amended, and implementing regulations at 49 CFR 24; and it has in effect and is following a residential anti-displacement and relocation assistance plan required under section 104(d) of the

Housing and Community Development Act of 1974, as amended, in connection with any activity assisted with funding under the CDBG or HOME Programs.

Drug Free Workplace: It will or will continue to provide a drug-free workplace by:

1. Publishing a statement notifying employees that the unlawful manufacture, distribution, dispensing, possession, or use of a controlled substance is prohibited in the grantee's workplace and specifying the actions that will be taken against employees for violation of such prohibition;
2. Establishing an ongoing drug-free awareness program to inform employees about -
 - (a) The dangers of drug abuse in the workplace;
 - (b) The grantee's policy of maintaining a drug-free workplace;
 - (c) Any available drug counseling, rehabilitation, and employee assistance programs; and
 - (d) The penalties that may be imposed upon employees for drug abuse violations occurring in the workplace;
3. Making it a requirement that each employee to be engaged in the performance of the grant be given a copy of the statement required by paragraph 1;
4. Notifying the employee in the statement required by paragraph 1 that, as a condition of employment under the grant, the employee will:
 - (a) Abide by the terms of the statement; and
 - (b) Notify the employer in writing of his or her conviction for a violation of a criminal drug statute occurring in the workplace no later than five calendar days after such conviction;
5. Notifying the agency in writing, within ten calendar days after receiving notice under subparagraph 4(b) from an employee or otherwise receiving actual notice of such conviction. Employers of convicted employees must provide notice, including position title, to every grant officer or other designee on whose grant activity the convicted employee was working, unless the Federal agency has designated a central point for the receipt of such notices. Notice shall include the identification number(s) of each affected grant;
6. Taking one of the following actions, within 30 calendar days of receiving notice under subparagraph 4(b), with respect to any employee who is so convicted:
 - (a) Taking appropriate personnel action against such an employee, up to and including termination, consistent with the requirements of the Rehabilitation Act of 1973, as amended; or

- (b) Requiring such employee to participate satisfactorily in a drug abuse assistance or rehabilitation program approved for such purposes by a Federal, State, or local health, law enforcement, or other appropriate agency;
- 7. Making a good faith effort to continue to maintain a drug-free workplace through implementation of paragraphs 1, 2, 3, 4, 5, and 6.

Anti-Lobbying: To the best of the jurisdiction's knowledge and belief:

- 1. No Federal appropriated funds have been paid or will be paid, by or on behalf of it, to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with the awarding of any Federal contract, the making of any Federal grant, the making of any Federal loan, the entering into of any cooperative agreement, and the extension, continuation, renewal, amendment, or modification of any Federal contract, grant, loan, or cooperative agreement;
- 2. If any funds other than Federal appropriated funds have been paid or will be paid to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with this Federal contract, grant, loan, or cooperative agreement, it will complete and submit Standard Form-LLL, "Disclosure Form to Report Lobbying," in accordance with its instructions; and
- 3. It will require that the language of paragraph (n) of this certification be included in the award documents for all subawards at all tiers (including subcontracts, subgrants, and contracts under grants, loans, and cooperative agreements) and that all subrecipients shall certify and disclose accordingly.

Authority of Jurisdiction: The consolidated plan is authorized under State and local law (as applicable) and the jurisdiction possesses the legal authority to carry out the programs for which it is seeking funding, in accordance with applicable HUD regulations.

Consistency with the Plan: The housing activities to be undertaken with CDBG, HOME, ESG and HOPWA funds are consistent with the strategic plan.

Section 3: It will comply with section 3 of the Housing and Urban Development Act of 1968, and implementing regulations at 24 CFR Part 135.

Signature/Authorized Official

Date

Title

Specific CDBG Certifications

The Entitlement Community certifies that:

Citizen Participation: It is in full compliance and following a detailed citizen participation plan that satisfies the requirements of 24 CFR 91.105.

Community Development Plan: Its consolidated housing and community development plan identifies community development and housing needs and specifies both short-term and long-term community development objectives that provide decent housing, expand economic opportunities primarily for persons of low and moderate income. (See CFR 24 570.2 and CFR 24 Part 570.)

Following a Plan: It is following a current Consolidated Plan that has been approved by HUD.

Use of Funds: It has complied with the following criteria:

1. Maximum Feasible Priority. With respect to activities expected to be assisted with CDBG funds, it certifies that it has developed its Action Plan so as to give maximum feasible priority to activities which benefit low and moderate income families or aid in the prevention or elimination of slums or blight. The Action Plan may also include activities which the grantee certifies are designed to meet other community development needs having a particular urgency because existing conditions pose a serious and immediate threat to the health and welfare of the community, and other financial resources are not available;
2. Overall Benefit. The aggregate use of CDBG funds including section 108 guaranteed loans during program year(s) 2001, 2002 and 2003 (a period specified by the grantee consisting of one, two, or three specific consecutive program years), shall principally benefit persons of low and moderate income in a manner that ensures that at least 70 percent of the amount is expended for activities that benefit such persons during the designated period;
3. Special Assessments. It will not attempt to recover any capital costs of public improvements assisted with CDBG funds including Section 108 loan guaranteed funds by assessing any amount against properties owned and occupied by persons of low and moderate income, including any fee charged or assessment made as a condition of obtaining access to such public improvements.

However, if CDBG funds are used to pay the proportion of a fee or assessment that relates to the capital costs of public improvements (assisted in part with CDBG funds) financed from other revenue sources, an assessment or charge may be made against the property with respect to the public improvements financed by a source other than CDBG funds.

The jurisdiction will not attempt to recover any capital costs of public improvements assisted with CDBG funds, including Section 108, unless CDBG funds are used to pay the proportion of fee or assessment attributable to the capital costs of public improvements financed from other revenue sources. In this case, an assessment or charge may be made against the property with respect to the public improvements financed by a source other than CDBG funds. Also, in the case of properties owned and occupied by moderate income (not low income) families, an assessment or charge may be made against the property for public improvements financed

by a source other than CDBG funds if the jurisdiction certifies that it lacks CDBG funds to cover the assessment.

Excessive Force: It has adopted and is enforcing:

1. A policy prohibiting the use of excessive force by law enforcement agencies within its jurisdiction against any individuals engaged in non-violent civil rights demonstrations; and
2. A policy of enforcing applicable State and local laws against physically barring entrance to or exit from a facility or location which is the subject of such non-violent civil rights demonstrations within its jurisdiction.

Compliance with Anti-discrimination Laws: The grant will be conducted and administered in conformity with title VI of the Civil Rights Act of 1964 (42 USC 2000d), the Fair Housing Act (42 USC 3601-3619), and implementing regulations.

Lead-Based Paint: Its notification, inspection, testing and abatement procedures concerning lead-based paint will comply with §570.608;

Compliance with Laws: It will comply with applicable laws.

Signature/Authorized Official

Date

Title

Specific HOME Certifications

The HOME participating jurisdiction certifies that:

Tenant Based Rental Assistance: If the participating jurisdiction intends to provide tenant-based rental assistance:

The use of HOME funds for tenant-based rental assistance is an essential element of the participating jurisdiction's consolidated plan for expanding the supply, affordability, and availability of decent, safe, sanitary, and affordable housing.

Eligible Activities and Costs: It is using and will use HOME funds for eligible activities and costs, as described in 24 CFR 92.205 through 92.209 and that it is not using and will not use HOME funds for prohibited activities, as described in 92.214.

Appropriate Financial Assistance: Before committing any funds to a project, it will evaluate the project in accordance with the guidelines that it adopts for this purpose and will not invest any more HOME funds in combination with other Federal assistance than is necessary to provide affordable housing.

Signature/Authorized Official Date

Title

APPENDIX TO CERTIFICATIONS

A. **Lobbying Certification**

This certification is a material representation of fact upon which reliance was placed when this transaction was made or entered into. Submission of this certification is a prerequisite for making or entering into this transaction imposed by section 1352, title 31, U.S. Code. Any person who fails to file the required certification shall be subject to a civil penalty of not less than \$10,000 and not more than \$100,000 for each such failure.

B. **Drug-Free Workplace Certification**

1. By signing and/or submitting this application or grant agreement, the grantee is providing the certification.
2. The certification is a material representation of fact upon which reliance is placed when the agency awards the grant. If it is later determined that the grantee knowingly rendered a false certification, or otherwise violates the requirements of the Drug-Free Workplace Act, HUD, in addition to any other remedies available to the Federal Government, may take action authorized under the Drug-Free Workplace Act.
3. For grantees other than individuals, Alternate I applies. (This is the information to which jurisdictions certify).
4. For grantees who are individuals, Alternate II applies. (Not applicable to jurisdictions.)
5. Workplaces under grants, for grantees other than individuals, need not be identified on the certification. If known, they may be identified in the grant application. If the grantee does not identify the workplaces at the time of application, or upon award, if there is no application, the grantee must keep the identity of the workplace(s) on file in its office and make the information available for Federal inspection. Failure to identify all known workplaces constitutes a violation of the grantee's drug-free workplace requirements.
6. Workplace identifications must include the actual address of buildings (or parts of buildings) or other sites where work under the grant takes place. Categorical descriptions may be used (e.g., all vehicles of a mass transit authority or State highway department while in operation, State employees in each local unemployment office, performers in concert halls or radio stations).
7. If the workplace identified to the agency changes during the performance of the grant, the grantee shall inform the agency of the change(s), if it previously identified the workplaces in question (see paragraph five).
8. The grantee may insert in the space provided below the site(s) for the performance of work done in connection with the specific grant:

Place of Performance (Street address, city, county, state, zip code)

Office of Housing: Program Administration and Landlord Tenant Relations
301 King Street, Room 1100
Alexandria, Virginia 22314

Program Implementation Division
2 Herbert Street
Alexandria, Virginia 22305

Department of Human Services: Office of Community Services
2525 Mt. Vernon Avenue
Alexandria, Virginia 22305

Check ___ if there are workplaces on file that are not identified here. The certification with regard to the drug-free workplace required by 24 CFR part 24; subpart F.

9. Definitions of terms in the Nonprocurement Suspension and Debarment common rule and Drug-Free Workplace common rule apply to this certification. Grantees' attention is called, in particular, to the following definitions from these rules:

"Controlled substance" means a controlled substance in Schedules I through V of the Controlled Substances Act (21 U.S.C. 812) and as further defined by regulation (21 CFR 1308.11 through 1308.15);

"Conviction" means a finding of guilt (including a plea of nolo contendere) or imposition of sentence, or both, by any judicial body charged with the responsibility to determine violations of the Federal or State criminal drug statutes;

"Criminal drug statute" means a Federal or non-Federal criminal statute involving the manufacture, distribution, dispensing, use, or possession of any controlled substance;

"Employee" means the employee of a grantee directly engaged in the performance of work under a grant, including: (i) All "direct charge" employees; (ii) all "indirect charge" employees unless their impact or involvement is insignificant to the performance of the grant; and (iii) temporary personnel and consultants who are directly engaged in the performance of work under the grant and who are not on the grantee's payroll. This definition does not include workers not on the payroll of the grantee (e.g., volunteers, even if used to meet a matching requirement; consultants or independent contractors not on the grantee's payroll; or employees of subrecipients or subcontractors in covered workplaces).

APPENDIX II

Summary of Citizen Comments on Action Plan and City's Response

SUMMARY OF CITIZEN COMMENTS AND CITY'S RESPONSE

The final Action Plan for FY2002 includes a summary of citizen comments received on the Action Plan during two public hearings and the public comment period of April 21-May 21.

The first public hearing was sponsored by the City's Office of Housing, Department of Human Services, Department of Mental Health, Mental Retardation and Substance Abuse, and the Alexandria Health Department on Thursday, February 15, 2001 at 7 p.m. at the Lee Center. The purpose of the first public hearing was to obtain the community's input on housing, homeless and community and economic development needs prior to the preparation of the Action Plan. Members of the community attending the public hearing were Mary Riley, representing ALIVE! and the Homeless Services Coordinating Committee, and Mike Ingold, representing the National Alliance for the Mentally Ill and Christ Church. No public comments were offered at this hearing. City staff attending the public hearing included Melodie Baron, Bob Mulderig and Rhonda Thissen of the Office of Housing; Nelson Smith of the Department of Human Services; Martin Ruiz-Beltran of the Department of Mental Health, Mental Retardation and Substance Abuse, and Elizabeth Deal of the Health Department.

The second public hearing, held during the 30-day comment period on the draft Action Plan, was held at the regular City Council public hearing of Saturday, May 12, 2001. Testimony at this public hearing was provided by Jan Landskroner, a resident of Foxchase who resides in a unit with Section 8 project-based assistance.

Written comments on the Action Plan were also submitted by the Homeless Services Coordinating Committee.

The following is a summary of comments received on the Action Plan and the City's response. These comments have been summarized for brevity.

1. Comment: The Homeless Services Coordinating Committee (HSCC), comprised of 16 non-profits and six City agencies serving the homeless in Alexandria, enumerated five priority objectives which were incorporated into the City's Five-Year Consolidated Plan last year. One of the Committee's objectives is to provide additional transitional housing over the next five years for 58 families and 130 individuals not currently being served under existing programs. The City's recent initiative to provide \$500,000 from the Housing Trust Fund to increase transitional housing is the first step toward meeting this objective. Creating additional transitional housing opportunities will allow those persons currently in emergency shelters to move forward through the continuum of care, thereby freeing up space in the emergency shelters to house those on the street or on the verge of homelessness. Of course, affordable housing is the "end point" of the continuum of care, and we urge Council not to ignore this population in its effort to increase affordable housing within the City. The HSCC's annual snapshot count of homeless persons in Alexandria found and unsheltered homeless population of 108 persons (59 single individuals and 12 families consisting of 13 adults and 36 children). Many of the homeless individuals on the street have serious mental illness and are unable to use the existing shelter system. Thus, another one of the Homeless Committee's priority objectives is to provide difficult-to-serve chronically homeless persons a place of refuge where they might be coaxed off the street to live in a clean and safe setting and, hopefully, over time, to accept treatment. This is perhaps the most obvious gap in our continuum of services for the homeless, as there is currently no place within the City for these individuals to be housed and receive the services they so desperately need. Research has proven that these individuals can be helped once they are physically secure and able to establish trust with treatment workers. In developing action plans and

allocating resources for housing and community development activities for the coming year, we urge the Council and the City's Office of Housing to consider first the high-priority objectives identified by the Homeless Services Coordinating Committee in the Consolidated Plan. Thank you. (Fran Becker, Executive Director of Carpenter's Shelter, on behalf of the Homeless Services Coordinating Committee; comment received in writing.)

City's Response: The City agrees that services for the homeless and persons with special needs such as mental and developmental disabilities are a high priority. The City's commitment to these two populations can be gauged by City Council's allocation of \$500,000 from the Housing Trust Fund to enhance transitional housing services for the homeless, and the fact that \$634,724 in federal funds were expended by the Alexandria Community Services Board and Sheltered Homes of Alexandria, Inc. to increase housing opportunities for persons with special needs. Through the Department of Mental Health, Mental Retardation and Substance Abuse, the Department of Human Services and the Office of Housing, the City will continue to work with the Homeless Services Coordinating Committee to address the provision of housing and services for these populations.

2. **Comment:** I am a disabled senior citizen residing in the Foxchase apartments under their Section 8 rent assistance program...I am speaking to you today because I want to make sure you don't forget us in Foxchase. One year has passed since [Foxchase signed a five-year renewal of its Section 8 contract with HUD] and we at Foxchase continue to feel great concern about our housing arrangements. No one, not even our City officials, seems to have any idea what Foxchase/AIMCO ultimately will decide regarding their Section 8 program. It also seems that no plans are in place nor forthcoming from the City at this time to deal with our situation. With nearly 500 Alex residents finding shelter in the Foxchase rent assistance program, most of us being elderly and/or disabled and low income, this is a situation that cannot be resolved at the last minute. To achieve a viable solution will require consideration, planning and effort...Please give us elderly and disabled, low income, Section 8 residents of Foxchase your attention, consideration, understanding and assistance. Please help us keep our Foxchase homes. (Jan Landskroner, Foxchase Section 8 Tenant; verbal testimony before City Council at the second public hearing.)

City's Response: Retention of the 423 units of project-based Section 8 assistance at Foxchase is a priority for the City, so much so that the City was instrumental in negotiating the current five-year contract between HUD and AIMCO, the corporate owner of Foxchase. Five years is currently the longest Section 8 contract renewal allowed by HUD. Alexandria as a community has a commitment to affordable housing, and the City fully expects to be involved in the process of negotiating a new Foxchase Section 8 contract at the appropriate time to ensure the retention of those units.

APPENDIX III

Figures 1 and 2

CITY OF ALEXANDRIA ASSISTED RENTAL HOUSING LOCATIONS

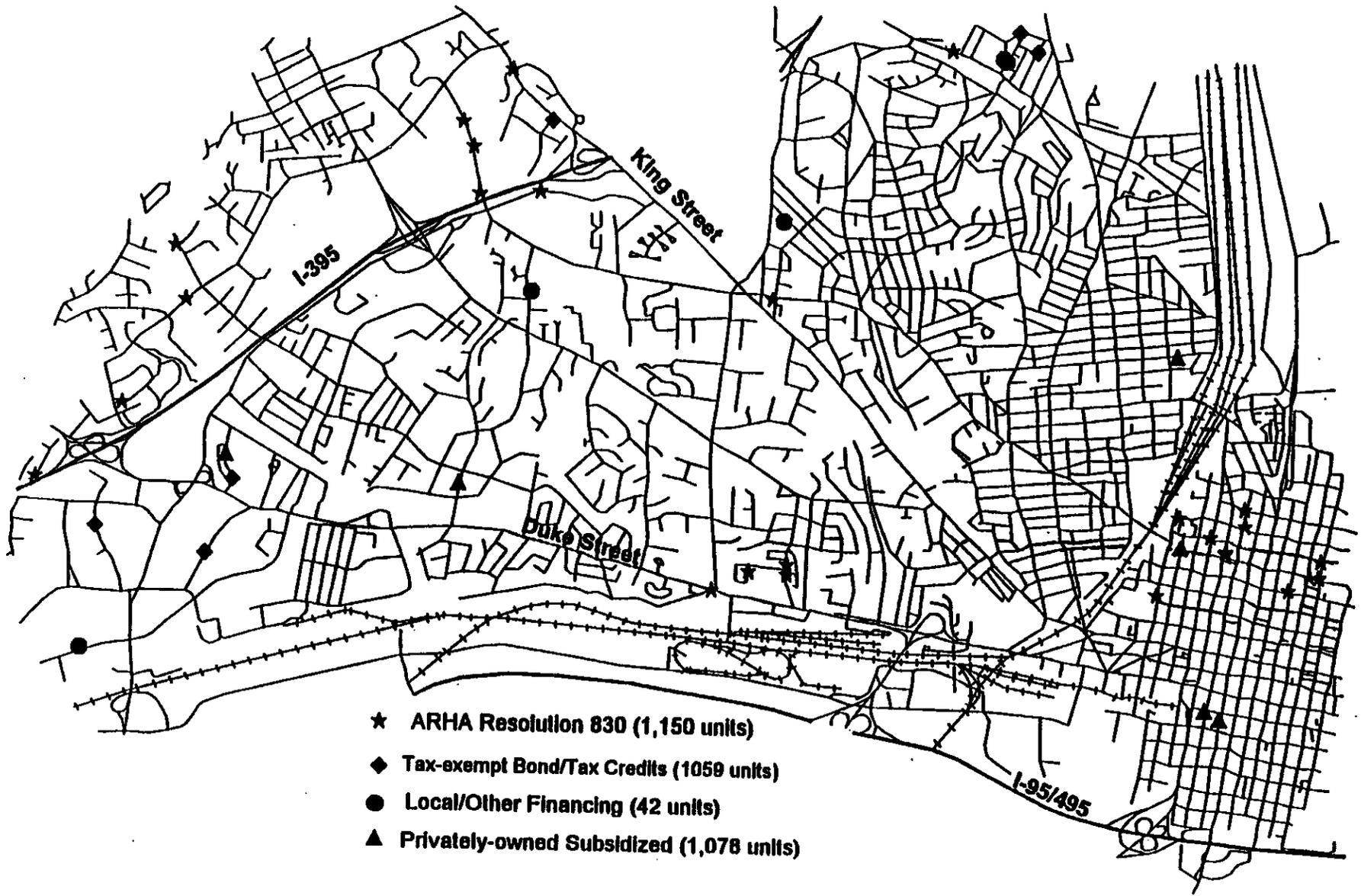
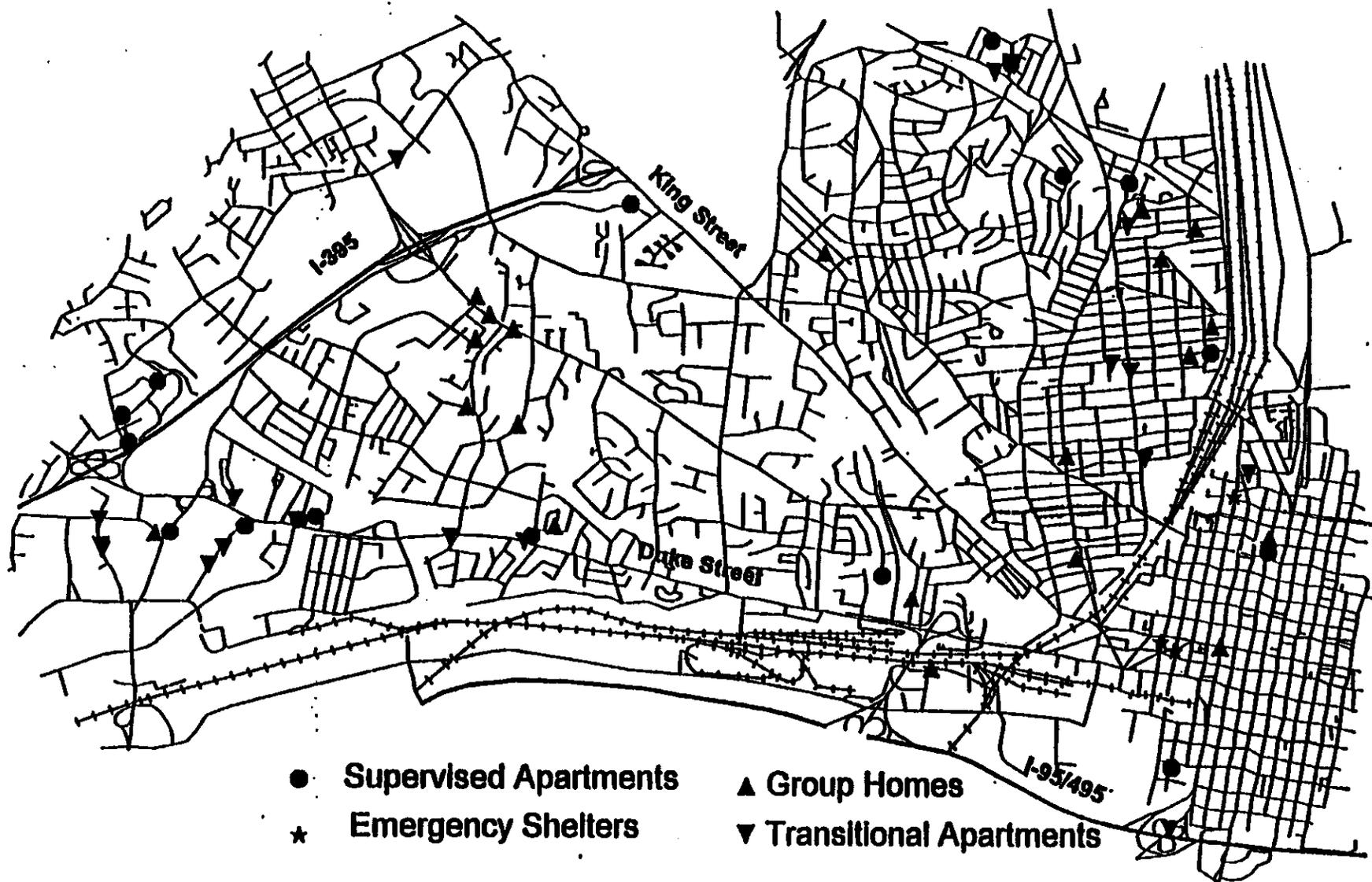


FIGURE 1

CITY OF ALEXANDRIA EMERGENCY SHELTERS, GROUP HOMES, AND TRANSITIONAL AND SUPERVISED APARTMENTS



- Supervised Apartments
- ★ Emergency Shelters
- ▲ Group Homes
- ▼ Transitional Apartments

FIGURE 2

City of Alexandria, Virginia

13
 5-12-01

MEMORANDUM

DATE: MAY 7, 2000

TO: THE HONORABLE MAYOR AND MEMBERS OF CITY COUNCIL

FROM: PHILIP SUNDERLAND, CITY MANAGER *PS*

SUBJECT: PUBLIC HEARING ON THE DRAFT ONE-YEAR ACTION PLAN FOR HOUSING AND COMMUNITY DEVELOPMENT FOR FY 2002

ISSUE: Public Hearing on the City's Draft One-Year Action Plan for Housing and Community Development for FY 2002.

RECOMMENDATION: That City Council:

1. Conduct a public hearing on the Draft One-Year Action Plan for Housing and Community Development for FY 2002, which includes the City's application for Federal Fiscal Year 2001 funding for \$1,243,000 in Community Development Block Grant (CDBG) monies and \$672,000 in Home Investment Partnerships Program (HOME) monies; and
2. Docket the Action Plan and Community Development Block Grant and Home Investment Partnerships Program applications for final Council approval on May 22, 2001, unless the volume of comments received after the May 12 public hearing necessitates the postponement of this item until June 8.

BACKGROUND: The Draft One-Year Action Plan for Housing and Community Development has been prepared in accordance with regulations set forth by the U.S. Department of Housing and Urban Development (HUD). These regulations require that participants in certain HUD programs, including but not limited to the Community Development Block Grant (CDBG) and Home Investment Partnerships (HOME) programs, develop and submit a one-year update to their five-year strategic Consolidated Plan for Housing and Community Development. The City's current Consolidated Plan, which defines the City's strategy for addressing housing and community development needs from 2000 through 2005, was approved by Council on May 23, 2000.

DISCUSSION: The Draft One-Year Action Plan, which was distributed for public review on April 20, describes the activities to address the City's priorities for affordable housing, homeless services, and community development for the second year of the five-year Consolidated Plan term. Generally speaking, these priorities are (1) to expand affordable homeownership opportunities for low- and moderate-income households; (2) to preserve the 1,150 assisted rental housing units covered by

Resolution 830, the joint City Council/Alexandria Redevelopment and Housing Authority agreement; (3) to continue support for existing facilities and services for the homeless, individuals with special needs, and other low- and moderate-income persons; and (4) to consider other housing and supportive service activities on a case-by-case basis. The Draft Action Plan also includes other priorities for economic and community development that are based on the City's approved Capital Improvement Program and planned Community Development Block Grant activities.

Although this document is based on the City's 2000-2005 Consolidated Plan and reflects actions to be taken during FY 2002 to address the priorities outlined in the Plan, the City is currently evaluating its housing policies, programs and services through the work of an Affordable Housing Task Force that began meeting in January 2001. The preliminary recommendations of the Task Force will be discussed at a Housing Summit on May 19, 2001, after which the Task Force will refine its recommendations and re-release them in the fall for City Council public hearing and consideration by the end of the year. Because formal Council action on the Task Force recommendations will not occur for several months, this Action Plan does not reflect possible Task Force proposals that the City Council has not had an opportunity to consider.

The CDBG and HOME activities included in the grant application of this document call for a continuation of activities previously approved by Council, with two changes. First, the CDBG application includes \$20,000 in funding for the renovation of This Way House, as described on page 29 of the Action Plan. Second, the CDBG application no longer includes funding for the Business Assistance Loan Program, due to a lack of applications for funding (none have been received since 1998, despite renewed outreach and public information efforts during FY 2001). Staff expects to recommend the reallocation of the remaining funds in this program to other activities.

FISCAL IMPACT: Upon approval of the Action Plan, HUD will appropriate a total of \$1,915,000 in new federal funding to the City for FY 2001, including \$1,243,000 in CDBG funds and \$672,000 in HOME Program funds.

STAFF:

Rhonda Thissen, Housing Analyst, Office of Housing
Mildrilyn Stephens Davis, Director, Office of Housing

ATTACHMENT:

- I. Draft One-Year Action Plan for Housing and Community Development for FY 2002.